

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION – N/S of *
Johnnycake Rd., 2,050' W of Girard Drive * ZONING COMMISSIONER
(7630 Johnnycake Road) *
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Barbara J. Palacorolla, Owner; *
Palacorolla L.L.C., Contract Purchaser *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owner of the subject property, Barbara J. Palacorolla, and the Contract Purchaser, Palacorolla L.L.C., by Thomas A. Palacorolla, through their attorney, J. Neil Lanzi, Esquire. The Petitioners request a special hearing to approve an illuminated sign, 20 sq.ft. in dimension, and accessory parking in a D.R.5.5 zone for the proposed special exception use, and a special exception for a golf driving range in a R.C.3 zone, pursuant to Section 1A02.2.B(13) of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the public hearing held in this matter were Thomas A. Palacorolla and Barbara J. Palacorolla, Co-Owners/Petitioners; A. Leroy Snyder, Registered Property Line Surveyor who prepared the site plan for this property; Ray Kane, Lighting Consultant, and J. Neil Lanzi, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

An examination of the site plan reveals that the subject property consists of a gross area of 27.96 acres, more or less, split zoned R.C.3 (21.43 acres) and D.R. 5.5 (6.53 acres). The property is a rectangularly shaped parcel located on the north side of Johnnycake Road, just west of its intersection with Girard Drive in the Patapsco/Granite area of western Baltimore County.

ORDER RECEIVED FOR FILING
Date 8/16/04
By [Signature]

The D.R. 5.5 zoned portion of the site is located towards the front of the property, adjacent to Johnnycake Road, whereas the R.C.3 zoned portion of the site is located to the rear of the property. Mr. Palacorollo testified that he is a grading contractor by occupation and that the subject property has been in his family for approximately 85 years. Presently, the property is used as a Christmas Tree Farm, and there are currently approximately 8,000 trees on site.

Mr. Palacorolla testified that he wishes to utilize the subject property as a golf driving range. He noted that the Diamond Ridge Golf Course, which is a public course operated by the Baltimore County Revenue Authority, is located nearby and opined that the proposed use is consistent with that use. The golf driving range proposed for this property will have a parking area as shown on the plan, and a 30' x 40' golf equipment building. An area for the implementation of tee boxes is also proposed as well as a landing area for golf balls. Mr. Palacorolla indicated that the proposed facility will not be open year round, but only during periods of good weather. Moreover, it is anticipated that initially, the driving range will accommodate 30 Tee boxes; however, that number may ultimately be expanded to 50. The tee boxes will not be elevated but will be at ground level. Mr. Palacorolla testified that 66 parking spaces will be provided and that the proposed hours of operation will be between 9:30 AM to 10:00 PM. Mr. Palacorolla believes that the proposed use is consistent with the adjacent use (Diamond Ridge Golf Course), and thus, will not be detrimental to the health, safety or general welfare of the surrounding community.

Mr. Snyder further described the subject property and proposed use. He addressed the criteria set forth in Section 502.1 of the B.C.Z.R. for special exception relief to be granted and testified that the proposed use will not be detrimental to the health, safety or general welfare of the surrounding locale. Mr. Snyder also submitted a landscaping and lighting plan which he had prepared and indicated that he had met with representatives of the Department of Environmental Protection and Resource Management (DEPRM) regarding development of this site. Further testimony indicated that public water is available to this site and percolation tests have been scheduled to accommodate a septic system. Mr. Snyder noted that there will be no food service; thus, little water usage or waste generated from the property.

Mr. Ray Kane also testified. Mr. Kane has worked for many years with the Baltimore Gas and Electric Company. Mr. Kane submitted a sketch he prepared showing the proposed construction of 4 metal poles, 30 feet high, to light the golf ball landing area and tee box area. He discussed the lighting and directional orientation of same and indicated that the proposed lighting plan would not be detrimental to the surrounding locale.

In considering the special exception, the Zoning Commissioner is required to apply the standards set forth in Section 502.1 of the B.C.Z.R. These standards identify a number of issues which must be evaluated in determining whether the proposed use should be approved. Essentially, it must be determined that the proposed use can be carried out at the subject location without detriment to the health, safety and general welfare of the surrounding locale.

In considering the proposed use, I am easily persuaded that same is appropriate for this property and neighborhood. The golf driving range use, in and of itself, should result in little impact. For example, there will not be overtaxing of public utilities or roads, and the use should not negatively impact adjacent properties.

Nonetheless, there are certain concerns. It is clear that the Petitioners wish to approach this project and limit their financial outlay in connection with developing this site. I do not fault the Petitioners for this approach and certainly understand that the Petitioners' financial resources are limited. However, I am responsible for approving the project and insuring that same will not cause a detrimental impact to the health, safety and general welfare of the locale. Golf driving ranges are indeed popular activities and there are two issues which, through expansion, could result in a negative impact. These issues are traffic and lighting of the property.

As to traffic, a Zoning Plans Advisory Committee (ZAC) comment was received from the Developer's Plans Review division of the Department of Permits and Development Management (DPDM) indicating that the Petitioner will be responsible for constructing an entrance, pursuant to the Department of Public Works standards. The comment further indicates that an existing 12-inch PVC culvert under the entrance must be replaced with a 15-inch R.C.C.P. These improvements will be required through the permitting process and I believe are appropriate.

With the intention of ultimately increasing the initial capacity of 30 tee boxes to 50, it is clear that significant traffic could be generated to the site. Modest road improvements to provide a safe means of access to the site are appropriate. I will leave it to the expertise of Developer's Plans Review to determine the precise nature of any road improvements to the frontage of the property along Johnnycake Road. However, as a condition precedent to approval, I will require that the property owners resolve the specifics of this issue with the Department of Public Works/ Developer's Plans Review to insure that a means of safe ingress and egress to this site is provided. It is to be noted that the parking area is well setback from Johnnycake Road and does not appear to cause any detrimental impact and is appropriate.

As to the lighting issue, with all due respect to Mr. Kane, I am not persuaded that his preliminary study to this point is as detailed or extensive as is necessary to assure that the proposed lighting will not cause adverse impact to the surrounding locale. This is a rural area and an overwhelming lighting situation at this site could be detrimental to surrounding properties and would certainly be inconsistent with the character of the property. The Office of Planning submitted a Zoning Plans Advisory Committee (ZAC) which suggested lighting for this property should be similar to that proposed for the Maryland Golf Academy (See Case Nos. X-345 and 97-251-X). In that case, the number of "footcandles"¹ generated by the proposed lighting was considered, and how much spillage of light there would be onto adjacent properties. The Petitioners' proposal in this case does not address the level of footcandles that will be used at the subject location. I think the measure of light generated and not just the height or direction of such lighting is a significant issue. Therefore, I direct that the Petitioner submit a detailed lighting plan (including computations as to the number of footcandles to be used, as well as a statement as to the number of lights and fixtures, and the proposed height of same) to the Office of Planning for review and approval. The Office of Planning shall consult such other agencies as is necessary (e.g., DEPRM) in its review and consideration of the lighting plan. Such plan shall be similar (to the degree appropriate) to the plan approved in the Maryland Golf Academy case. In addition, the

¹ Footcandles is a measure of light, just as decibels are a measure of sound.

proposed sign shall be illuminated only during the hours of operation of the golf driving range. Thus, the sign shall not be lit after 10:00 PM.

In addition to the ZAC comments submitted by the Developer's Plans Review division and the Office of Planning, there also was a comment from the Department of Environmental Protection and Resource Management (DEPRM) concerning development of the subject property as proposed. Testimony at the hearing indicated that percolation tests would be done and that the Petitioners will contact DEPRM to resolve their concerns. Thus, as a condition of approval, the Petitioners shall be required to comply with the ZAC comments submitted by the aforementioned agencies.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the Petitions for Special Hearing and Special Exception shall be granted, subject to the terms and conditions set forth below.


THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of august, 1999 that the Petition for Special Hearing to approve an illuminated sign, 20 sq.ft. in dimension, and accessory parking in a D.R.5.5 zone for the proposed golf driving range, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception for a golf driving range in a R.C.3 zone, pursuant to Section 1A02.2.B(13) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a detailed lighting plan, as described herein, for review and approval by the Office of Planning. Said plan shall be similar to that approved in the Maryland Golf Academy case.

- 3) The Petitioners shall be required to make modest road improvements to the frontage of their property along Johnnycake Road to insure a safe means of access to the site is provided. I will leave it to the expertise of Developer's Plans Review/Department of Public Works to determine the precise nature of any road improvements to the frontage of the property along Johnnycake Road.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

COPIES RECORDED
8/6/09
bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 5, 1999

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION
N/S Johnnycake Road, 2,050' W of Girard Drive
(7630 Johnnycake Road)
1st Election District – 1st Councilmanic District
Barbara J. Palacorolla, et al - Petitioners
Case No. 99-428-SPHX

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Barbara J. Palacorolla and Mr. Thomas A. Palacorolla
12183 Tridelphia Road, Ellicott City, Md. 21042

Office of Planning; DPW; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7630 Johnnycake Road
which is presently zoned RC 3/DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An illuminated 20 S.F. sign and accessory parking in a DR 5.5 zone for a special exception use (golf driving range).

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Palacorolla L.L.C.

Name - Type or Print

Signature

12183 Tridelphia Road 410-796-7676

Address

Telephone No.

Ellicott City MD 21042

City

State

Zip Code

Attorney For Petitioner:

J. Neil Lanzi

Name - Type or Print

Signature

J. Neil Lanzi, P.A.

Company

409 Washington Ave, Ste 617 410-296-0686 day

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Barbara J. Palacorolla

Name - Type or Print

Signature

Name - Type or Print

Signature

12183 Tridelphia Road 410-988-9541

Address

Telephone No.

Ellicott City MD 21042

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

see attorney details at left

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 4/28/99

ORDER RECEIVED FOR FILING

Case No. 99-428-SPHX

Date 4/28/99



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7630 Johnnycake Road

which is presently zoned RC3/DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

See attached

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Palacorolla L.L.C.

Name - Type or Print

Signature

12183 Tridelphia Road 410-796-7676

Address

Telephone No.

Ellicott City MD 21042

City

State

Zip Code

Attorney For Petitioner:

J. Neil Lanzi

Name - Type or Print

Signature

J. Neil Lanzi, P.A.

Company

409 Washington Ave, Ste 617 410-296-0686

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Barbara J. Palacorolla

Name - Type or Print

Signature

12183 Tridelphia Road 410-988-9541

Address

Telephone No.

Ellicott City, MD 21042

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK

Date

4/28/99

ORDER RECEIVED FOR FILING

Date

By

Case No. 99-428-SPHX

RECEIVED 04/15/98

Petition for Special Exception

Petitioner Palacorolla, L.L.C. requests a **Special Exception** pursuant to Section 1A02.2B(13) of the Baltimore County Zoning Regulations to allow a golf driving range in a RC-3 zone and states the following reasons in support:

1. Petitioner's property is split-zoned and is presently used as a Christmas tree farm, which use Petitioner intends to continue.

2. The Special Exception for the golf driving range, if granted, will result in the continuation of the Christmas tree farm on site and the inclusion of the new golf driving range.

3. The new golf driving range plans for this property will further improve the property's appearance, will preserve the rural nature of the neighborhood, while providing an excellent business opportunity for the Petitioner.

4. The proposed golf driving range will not be detrimental to the health, safety or general welfare of the community.

5. The proposed golf driving range will not create congestion in the roads. Access to this property will utilize existing curb cuts. The proposed use is a destination type use and will not exceed the traffic which is presently generated from this site.

6. The proposed use will not create a potential hazard from fire, panic or other dangers. The operations on this site and new proposed building will meet or exceed all applicable safety codes.

7. The proposed use will not tend to overcrowd land or cause undo concentration of population.

8. The proposed use will not interfere with adequate provisions for schools, parks, water, sewage, transportation or other public requirements, conveniences or improvements.

9. The proposed use will not interfere with adequate light and air. The proposed buildings and clearances for the golf driving range will not interfere with the passage or flow of light and air.

10. The proposed use will not be inconsistent with the purposes of the property's zoning classifications.

ORDER RECEIVED FOR FILING

Date

By

#428

11. The proposed use will not be inconsistent with the impermeable surface and vegetative provisions of the zoning regulations. The proposed use will actually result in more landscaping than the existing conditions.

12. For these reasons and additional reasons to be provided at the hearing.

ORDER RECOMMENDED BY
DATE 8/19/09
BY [signature]

#428

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

(410) 374-9695

Zoning Description

#7630 Johnnycake Road

Special Exception Area in R.C.3 Zone

April 26, 1999

Beginning at a point on the north side of Johnnycake Road (ultimate right-of-way of 70 feet) in the fourth line of the deed of which this is a part (S.M. 10704 folio 522 etc.); distant N 2° 05' W 380 feet from the end of said line which end is distant 105 feet west of Gladstone Road (50 feet wide); thence the following courses,

- 1.) by a line curving to the left, having a radius of 1753.09 feet, for a distance, measured along the arc of 771.48 feet, which arc is subtended by a chord bearing N 89° 03' 47" W 765.26 feet; thence,
- 2.) N 2° 29' W 1105.80 feet; thence,
- 3.) N 60° 24' E 620.00 feet; thence,
- 4.) S 2° 05' E 250.00 feet; thence,
- 5.) N 80° 05' E 224.15 feet; thence,
- 6.) S 2° 05' E 1213.09 feet to the point of beginning.

Containing 21.43 acres of land, more or less.



49-428-SPHX

Being a part of that parcel of land conveyed to Barbara Palacorolla by deed dated August 2, 1994 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10704 folio 522 etc. Also known as #7630 Johnnycake Road and located in the First Election District.

**BALTIMORE COUNTY, MARYL. .D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 065452

DATE 4/28/99 ACCOUNT Room - 6150
AMOUNT \$ 550.00

RECEIVED FROM: Neil Lehn

FOR: Special Hearing & Special Reception

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Item # 428

PAID RECEIPT
PROCESS OFFICE 1100
4/28/99 4/28/99 065452
RECEIVED FROM: NEIL LEHN
4/28/99 065452
CR NO. 065452
Amount for 1100
550.00 CR 065452
Holliston County, Maryland

**99-428
SPHX**

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #89-428-SPHX
7630 Johnnycake Road
N/S. Johnnycake Road, 20950

W. of Gard Drive
1st Election District
1st Councilman's District

Legal Owner(s) T.J. LEMAL
Barbara J. Palcholle
Contract Purchaser

Palcholle LLC
Special Exception for a golf driving range in the R.C.3 zone.

Special Hearings to approve an illuminated 20-square foot sign and accessory parking for a special exception use. Hearing: Monday, June 14, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Boley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-3386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/4/93 May 27 0315150

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/27, 19 99

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/27, 19 99.

THE JEFFERSONIAN.

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-428-SPHX
PETITIONER/DEVELOPER:
[Palacorolla L.L.C.]
DATE OF Hearing
[June 14, 1999]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
7630 Johnnycake Road Baltimore , Maryland 21228_____

The sign(s) were posted on _____ 5-28-99 _____
[Month, Day, Year]

Sincerely,

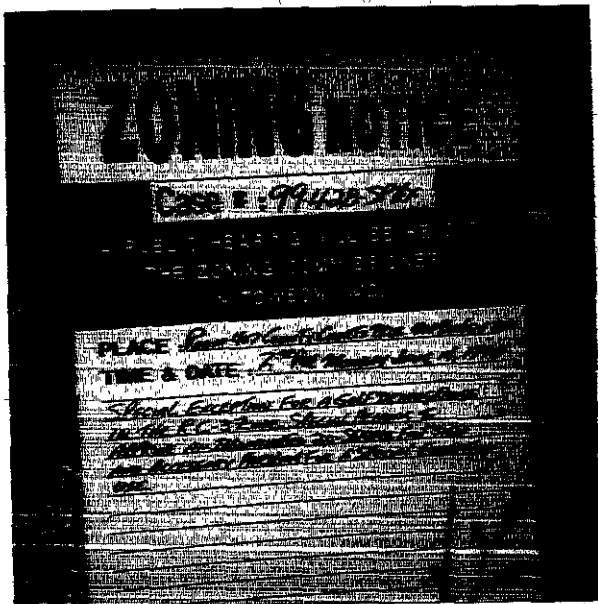

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410) 687-8405 _____
[Telephone Number]



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-428-SPHX
Petitioner: Palacorolla LLC
Address or Location: 7630 Johnnycake Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: NEIL LANZI
Address: 409 Washington Ave Suite 617
Towson MD 21204
Telephone Number: 410-296-0686

Revised 2/20/98 - SCJ

#428

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-428-SPHX

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Exception to permit a golf driving range in
a RC-3 zone; and a Special Hearing to permit an
illuminated 20 sq. ft. sign and accessory parking in a D.R.S.S-
zone to support a golf driving range.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 14, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-428-SPHX
7630 Johnnycake Road
N/S Johnnycake Road, 2050' W of Giard Drive
1st Election District – 1st Councilmanic District
Legal Owner: Barbara J. Palacorolla
Contract Purchaser: Palacorolla L.L.C.

Special Exception for a golf driving range in the R.C.-3 zone. Special Hearing to approve an illuminated 20-square foot sign and accessory parking for a special exception use.

HEARING: Monday, June 14, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: J. Neil Lanzi, Esquire
Barbara Palacorolla
Palacorolla L.L.C.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 30, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
May 27, 1999 Issue – Jeffersonian

Please forward billing to:

Neil Lanzi, Esquire
409 Washington Avenue
Suite 617
Towson, MD 21204

410-296-0686

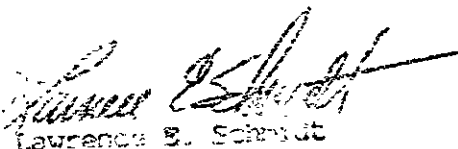
NOTICE OF ZONING HEARING

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CASE NUMBER: 99-428-SPHX
7630 Johnnycake Road
N/S Johnnycake Road, 2050' W of Giard Drive
1st Election District – 1st Councilmanic District
Legal Owner: Barbara J. Palacorolla
Contract Purchaser: Palacorolla L.L.C.

Special Exception for a golf driving range in the R.C.-3 zone. Special Hearing to approve an illuminated 20-square foot sign and accessory parking for a special exception use.

HEARING: Monday, June 14, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LS

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 11, 1999

J. Neil Lanzi, Esq.
409 Washington Avenue, Suite 617
Towson, MD 21204

RE: Case No.: 99-428-SPHX
Petitioner: Palacorolla
Location: 7630 Johnnycake Rd.

Dear Mr. Lanzi:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: May 18, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *MS*

SUBJECT: Zoning Item #428

Palacorolla Property - 7630 Johnnycake Road

Zoning Advisory Committee Meeting of May 10, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - X Development of this property may have to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - X GWM: Approval of plan is subject soil evaluation results. A Perc Application must be submitted to this office indicating Water and Sewer Master Plan Designation along with a Usage Letter that describes in detail the facility operations, number of employees, hours of operation, projected average and peak number of customers. If food is to be served, detailed information on the type of food and preparation must be included.

A revised plan must be submitted along with the Perc Application showing any existing on-site wells and neighboring well and septic systems within 100' of the subject property. It is recommended that Rob Powell be contacted at 410-887-2762 regarding the configuration and location of the proposed septic reserve area and number of perc tests required.

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 17, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for May 17, 1999
 Item No. 428

The Bureau of Development Plans Review has reviewed the subject zoning item. If the special exception is granted, the Developer will be responsible for constructing an entrance per the Department of Public Works' Std. Plate R-32A Rural Commercial Entrance with accel and decel lanes.

Also, the existing 12-inch P.V.C. culvert under the entrance must be replaced with a 15-inch R.C.C.P.; the minimum required by the Department of Public Works.

Johnnycake Road is an existing road which shall ultimately be improved as a 50-foot street cross section on a 70-foot right-of-way. The proposed and existing signs should be moved outside the ultimate road right-of-way.

RWB:HJO:jrb

cc: File

ZAC05179.428



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

MAY 7, 1999

Arnold E. J. Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BARBARA T. PALATROLLA

Location: DISTRIBUTION MEETING OF APRIL 19, 1999

Item No.: 428 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: CT. ROBERT P. GAUERWALD
Fire Marshal Office, PHONE 837-4891, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

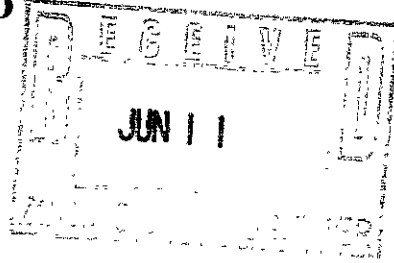


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on Recycled Paper

hs
6/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 11, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 7630 Johnnycake Road

INFORMATION:

Item Number: 428

Petitioner: Palacorolla LLC

Zoning: RC 3 and DR 3.5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The subject property is located within the boundaries of the Patapsco Granite Area Community Plan, adopted by the County Council on December 21, 1998 as an amendment to the Baltimore County Master Plan 1989-2000. The proposed use of the property as a golf driving range is consistent with the aforementioned plan.

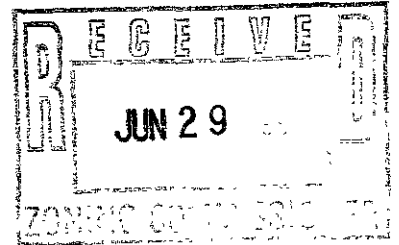
The Office of Planning recommends the driving range lighting be approved subject to modification. The driving range lighting as proposed is inconsistent with the rural character of the Pataspco/Granite area. Lighting should be restricted to ground mounted lighting in the target area and 12-15 feet in height in the tee area--similar to the arrangement described in the proposed lighting specifications for the proposed Maryland Golf Academy project.

In addition, a landscape plan should be approved by Avery Harden prior to the issuance of building permits. Finally, the proposed sign should not be illuminated, and hours of operation should be limited to 10:00 pm.

Section Chief:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Lawrence E. Schmidt
Zoning Commissioner

Date: June 29, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning received a copy of letter pertaining to the Palacorolla, LLC property (Case No. 99-428 SPXA). While staff defers to your judgement in this matter, we reiterate our preference to have shorter light standards in the tee box area.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

AFK/JL

c: J Neil Lanzi, PA



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.6.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

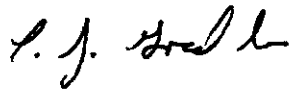
RE: Baltimore County
Item No. 428 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
7630 Johnnycake Road, N/S Johnnycake Rd,
2050' W of Giard Dr, 1st Election District,
1st Councilmanic


Legal Owners: Barbara J. Palacorolla
Contract Purchaser: Palacorolla, LLC
Petitioner(s)

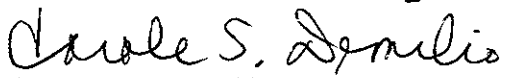
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-428-SPHX

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of May, 1999, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esq., 409 Washington Avenue, Suite 617, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

6/14

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: jnlanzi@ix.netcom.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

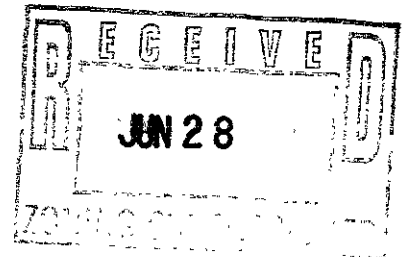
COLUMBIA

Suite 1200, Merrill Lynch Bldg
10320 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

June 23, 1999

Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County
County Courts Building, Room 405
401 Bosley Avenue
Towson, Maryland 21204



Re: Case No. 99-428SPHX
Petitioner, Palacorolla LLC

Dear Mr. Schmidt:

This letter is in follow up to the comments of the Office of Planning submitted on behalf of the Zoning Advisory Committee. For your reference, I am enclosing a copy of the Maryland Golf Academy lighting specifications referenced by the planning staff. You will note in Sections K and L of the lighting specifications that the proposed lighting ultimately totals approximately 35 feet in height and the overall lighting plan may in fact result in a higher illumination than the lighting proposed by the Palacorolla's. I believe the exhibits presented at the hearing should confirm the lower illumination proposed along with the directional and height flexibility of the BG&E fixtures.

Thank you for your kind attention.

Very truly yours,

J. Neil Lanzi

cc: Thomas Palacorolla
Jeff Long
Roy Snyder

Maryland Golf Academy

Lighting Specifications

A. Light fixture attached to pole on Dulaney Valley Road - Same as pole fixture across from the entrance to Towson Golf & Country Club, provided by BGE or Baltimore County.

B. Identification Sign - Install 2-4 ground mounted 90 watt halogen capsylite flood lights equivalent to the light output of 150 watts. Same as Towson Golf & Country Club.

C. Driveway from Dulaney Valley Rd to parking lot - Space at 80' intervals- low level bronze bollard type fixtures housing 1 - 70 watt metal halide lamp with louver assembly.
Approximately 2600' = 32 fixtures.

D. Maintenance Building Exterior - Install 1 - deep shielded downlight for front brightness over entrance using 70 watt metal halide. 9' - 15' mounting height.
Install 1 - 12' bronze pole housing 1 - 175 watt metal halide parking lot fixture.

E. Starter Shed Exterior - Install 1 - 70 watt metal halide perimeter cutoff fixture over the check -in window for downward light below and to the sides.

F. Cart Shed Exterior - Install 1 - 70 watt metal halide perimeter cutoff fixture.


G. Putting Greens - (1) Artificial turf practice green- Install 8 - 20' bronze steel poles housing 3 - 400 watt metal halide vertical forward throw fixtures on each pole.


(2) Natural turf putting green - Install 13 - 20' bronze steel poles housing 2 - 400 watt metal halide vertical forward throw fixtures on each pole.

H. Caretaker House Exterior - Install 1 - 70 watt metal halide deep shielded downlight fixture and 1 - 12' bronze steel pole housing 1 - 175 watt metal halide parking lot fixture.

I. Parking Lot - 131 cars - Install 10 - 20' bronze steel poles housing 1 - 400 watt metal halide 16" cutoff floodlight fixture.

J. Clubhouse - Mounted over the entrance 1 - 70 watt metal halide deep shielded downlight fixture. The 70 watt metal halide perimeter cutoff can be used around the perimeter of each cluster spaced 30' apart.

 K. Tee boxes - The tee box shed will house 30 tee boxes, each approximately 10' wide. Each box will house 1 canopy ceiling (30 total) mounted 400 watt metal halide fixture installed 12' - 15' above the golfer. This fixture will house a symmetrical lens (with a protective guard) that provides maximum light levels of 23-26 footcandles at the tee.



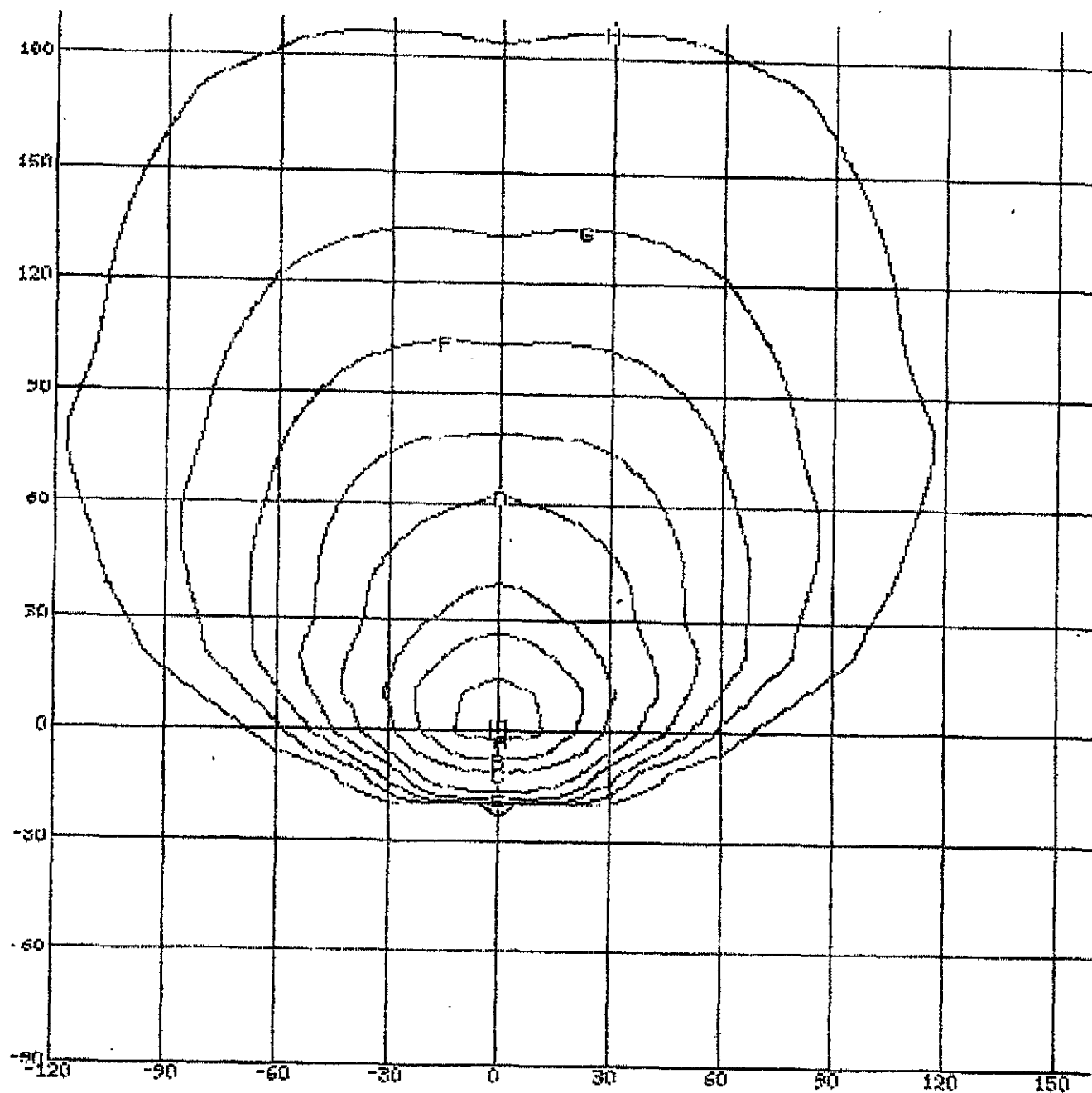
L. Turf Tees at Top of Practice Range - On the roof of the tee box shed will be mounted, aimed at the 30' wide turf tee, 8 - 1000 watt metal halide forward throw cutoff fixtures installed 20' high, approximately 31.25' between the centers of 8 fixtures. This fixture will provide 22 - 29 maintained horizontal footcandles at the turf tee.

M. Practice Range - Based upon the 30 tee box shed dimensions, the practice range will use 20(2 per mounting location) 1000 watt metal halide ground mounted power spot fixtures each housing a top visor. The ground mounted method for lighting practice ranges is used to minimize spill light near the ground level. A bunker mound behind the fixtures and a thin, low "eyebrow" mound approximately 20' in front of the fixture pairs is used to block out objectionable light to the neighboring area. The top visor will inhibit skyglow by 50% or more on this specific fixture. The first row of these fixtures will consist of 3 pairs 18.75' in front of the turf tee, spaced 112.5' apart. At the 50 yard line the second row will be staggered with 2 fixture pairs mounted between the fixtures of row 1. At the 100 yard line, 3 fixture pairs will be mounted as in row 1. At the 150 yard line, 2 fixture pairs will be mounted staggered as in row 2.

At the 200 yard line, 15' above the ground, the maintained vertical footcandles average 11.5.

COOPER LIGHTING ICOUNTOUT
PO Box 824 Vicksburg, MS 39180
07/02/96

Photometric file: GPF9M77 Lumens per lamp: 110000 LLF: 1.000
Mounting Height= 30.0 Tilt Angle= 45.0 degrees Length of Mounting Arm=
SCALE: 1" = 40.00 feet

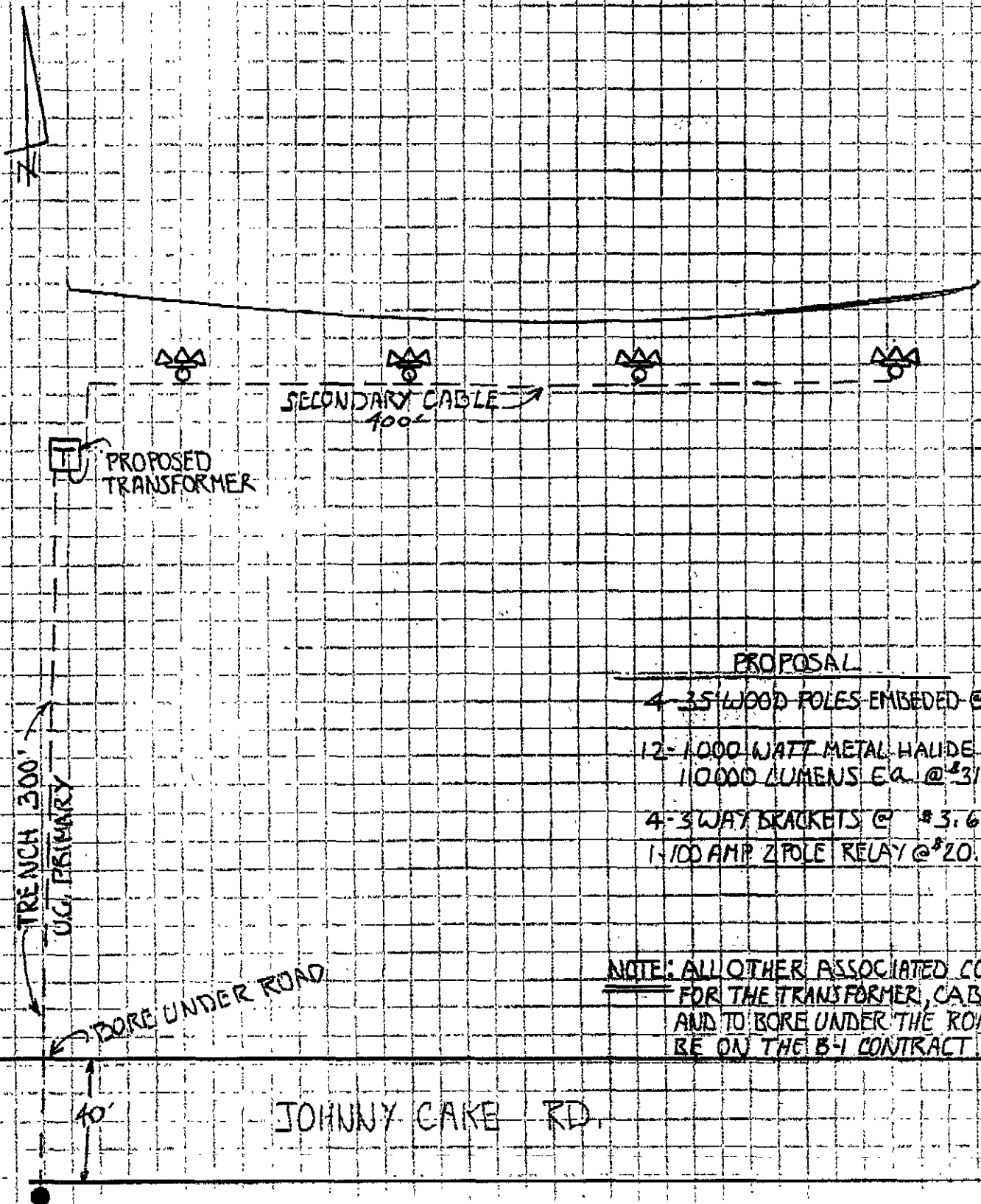


Legend: A= 20.0 B= 10.0 C= 5.00 D= 2.00 E= 1.00 F=0.500 G=0.250
H=0.100



OUTDOOR LIGHTING SKETCH

WMS NO. _____

GRID 3020940JOB NAME THOMAS PALACOROLLAADDRESS JOHNNY CAKE RD - WOODLAWN-

PROPOSAL

4-35' WOOD POLES EMBEDDED @ \$15.87 EA

12-1000 WATT METAL HALIDE
110000 LUMENS EA. @ \$31.52 EA.

4-SWAY BRACKETS @ \$3.68 EA.

1-100 AMP 2 POLE RELAY @ \$20.02

NOTE: ALL OTHER ASSOCIATED COSTS
FOR THE TRANSFORMER, CABLE,
AND TO BORE UNDER THE ROAD WILL
BE ON THE B-1 CONTRACT.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 20, 2001

J. Neil Lanzi, PA
Merchantile Building, Suite 617
409 Washington Avenue
Towson, Maryland 21204

Dear Mr. Lanzi:

RE: 7630 Johnnycake Road
Proposed Miniature Golf
1st Election District

Your letter to W. Carl Richards, Zoning Supervisor, has been referred to me for reply. Per our meeting in my office on July 27, 2000, this office never received your original letter. Also, per several of my calls to you, I have been trying to review this matter with Mr. Larry Schmidt, the Zoning Commissioner, who has been on vacation. Your client's request is for a proposed 50'x75' miniature golf course as shown on the submitted red-lined site plan. This site was the subject of a zoning hearing, Case Number 99-428-SPHX at which time Mr. Schmidt on 8/6/99 granted a special hearing to approve an illuminated 20 square foot sign and accessory parking in a DR-5.5 zone and a special exception for a proposed golf driving range in an RC-3 zone (subject to three conditions). The proposed miniature golf course would be located in the RC-3 zoned portion of the property. On the hearing plan, 60 parking spaces were required and 66 spaces shown. Per Mr. Schmidt, the proposed use requires 27 additional parking spaces which would require a variance. To add additional parking spaces outside of the original area, may require a special hearing to amend the prior special exception.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan".

John J. Sullivan
Planner II
Zoning Review

JJS:smh

Enclosure





PO Box 31, Granite, MD 21163

2615 Ridge Road
Baltimore, MD 21244

June 11, 1999

Mr. Tom Palacorolla
12183 Tridelphia Road
Ellicott City, MD 21042

Dear Mr. Palacorolla:

Subject: Golf Driving Range Development

I appreciate the opportunity you have afforded me to tour the property to be used for your proposed golf driving range development and to review the plan. Based on the plan, our conversations and my discussions with Diane Itter, it appears that the driving range will not have a significant negative impact on the Greater Patapsco Community.

In view of the above, I wish to assure you that the Greater Patapsco Community Association will interpose no objection to your request for a special exception from Baltimore County to permit your development to proceed.

I hope this information is helpful to you.

Sincerely yours,

Bob Hocutt
President

cc: Hearings Officer

Ref No 3

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

NEIL LANZI

409 WASHINGTON AVE SE 617 21204

ROY SNYDER

1911 HANDLER AVE 21074

BARBARA PALACOROLLA

12183 TRIADOLPHIA RD 21042

THOMAS A PALACOROLLA

12183 TRIADOLPHIA RD.

RAY CAIN

126 ROSEWOOD AV. 21228



HEBBVILLE
BELMONT
AREA

N. W.

3-H

C. 3

C. 3

GAS

ELECTRIC

COMPANY

D.R. 5.5

POINT OF BEGINNING

LOCATION

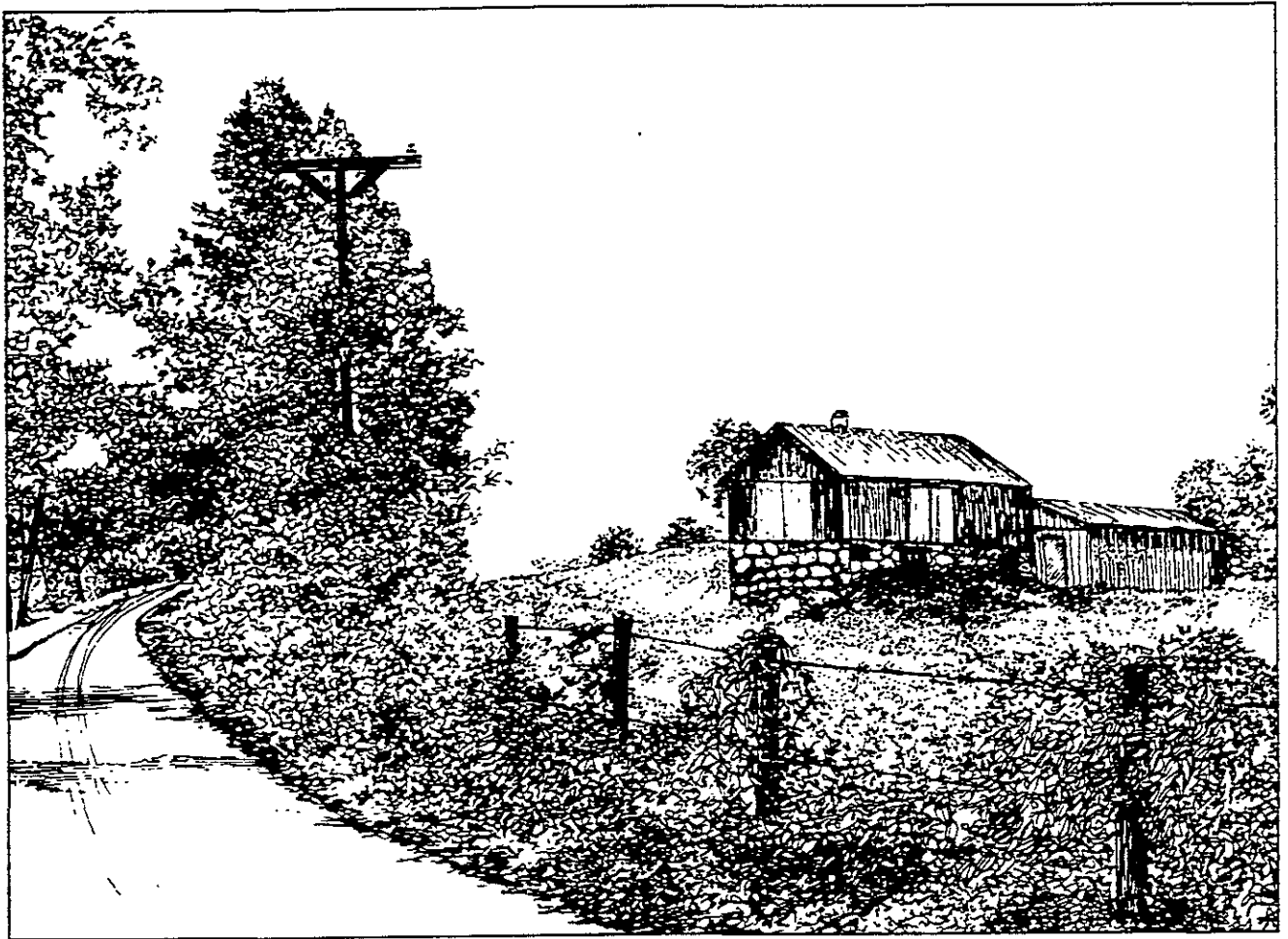
SHEET

BELMONT
AREA

N. W.

2-H

#428



Patapsco/Granite Area Community Plan

As Adopted by the Baltimore County Council
December 21, 1998

**PATAPSCO/GRANITE
AREA
COMMUNITY PLAN**

DECEMBER 1998

Prepared by the Patapsco/Granite Area
Community Plan Advisory Group
in conjunction with
Baltimore County Office of Planning
County Courts Building, Room 406
Towson, Maryland 21204

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1998, Legislative Day No. 22

Resolution No. 87-98

Councilmembers Moxley & Kamenetz

By the County Council, December 21, 1998

A RESOLUTION of the Baltimore County Council to adopt the Patapsco/Granite Area Community Plan as part of the Baltimore County Master Plan 1989-2000.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan advocates the development and use of community plans for the established neighborhoods in the County; and

WHEREAS, continuing development pressures and recent land use and zoning decisions have increased the need for timely action on a community plan for the Patapsco/Granite area, which is a logical unit for planning within Baltimore County; and

WHEREAS, in response to County Council Resolution No. 116-96, a draft community plan was prepared by the Office of Planning and Community Conservation, working closely with an advisory group consisting of area residents, major property and business owners, and the area's community associations; and

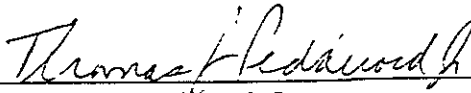
WHEREAS, the draft plan was the subject of a public hearing by the Planning Board on May 21, 1998, and was adopted by the Board on September 3, 1998; and

WHEREAS, the County Council held a public hearing on the recommended Patapsco/Granite Area Community Plan on October 5, 1998.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Patapsco/Granite Area Community Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 1989-2000 to be a guide for the development of the Patapsco/Granite area, subject to such further modifications as deemed advisable by the County Council.

READ AND PASSED this *21st* day of *December*, 1998.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: Resolution 87-98



Baltimore County
Planning Board

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

RESOLUTION
Adopting and Recommending the
PATAPSCO/GRANITE AREA
COMMUNITY PLAN

WHEREAS the Baltimore County Master Plan 1989 - 2000 recognized the variety of factors affecting the future of the Patapsco/Granite area in western Baltimore County, and called for further detailed study of the area; and

WHEREAS continuing development pressures and recent land use and zoning decisions have increased the need for timely action on a community plan for the Patapsco/Granite area, which is a logical unit for planning within Baltimore County; and

WHEREAS, in response to County Council Resolution No. 116-96, a draft community plan was prepared by the Office of Planning and Community Conservation, working closely with an advisory group consisting of area residents, major property and business owners, and the area's community associations; and

WHEREAS a general community input meeting on the draft of the plan was held on March 18, 1998; and

WHEREAS the draft plan, as presented to the Planning Board on April 23, 1998, was the subject of a public hearing by the Board on May 21, 1998, discussion on June 18, July 23, and September 3, 1998;

NOW, THEREFORE, BE IT RESOLVED, pursuant to Section 26-81 of the Baltimore County Code, 1988, that the Baltimore County Planning Board hereby adopts the Patapsco/Granite Area Community Plan, as amended on September 3, 1998, to constitute a part of and an amendment to the Baltimore County Master Plan 1989-2000; and

BE IT FURTHER RESOLVED, that the Patapsco/Granite Area Community Plan shall be transmitted to the Baltimore County Council for adoption in accordance with Section 523(a) of the Baltimore County Charter.

DULY ADOPTED by vote of the
Planning Board this 3rd day of
September, 1998

A handwritten signature in cursive script, reading "Pat Keller".

Arnold F. 'Pat' Keller, III
Secretary to the Planning Board

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1996, Legislative Day No. 23

Resolution No. 116-96

Councilmembers Kamenetz and Moxley

By the County Council, December 16, 1996

A RESOLUTION of the Baltimore County Council asking the Baltimore County Planning Board to prepare a community plan for those Western Sector areas of the First and Second Councilmanic Districts which are zoned as resource conservation areas.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan places great importance upon the development of community plans for areas of the County; and

WHEREAS, the County Council has previously adopted a community plan for the Woodlawn/Liberty area of Baltimore County (1993); and

WHEREAS, the County Council has previously adopted the Patapsco Park and Open Space Concept Plan (1992); and

WHEREAS, much of the land outside the Urban Rural Demarcation Line in the Western Sector of the County is zoned resource conservation; and

WHEREAS, development pressures are increasing in the Woodstock, Granite, Hernwood and Mardella Run areas of the County to such an extent that a community plan is warranted in order to promote the stabilization of this area of the Western Sector.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland that the Baltimore County Planning Board, in conjunction with the Office of Planning and Community Conservation, is requested to conduct an assessment of community needs and issues in the areas of the Western Sector of the County located in the First and Second Councilmanic Districts and zoned as Resource Conservation areas, and to prepare with the surrounding community associations and property owners a community plan for the area suitable for adoption by the Planning Board and the County Council as part of and an amendment to the Master Plan.

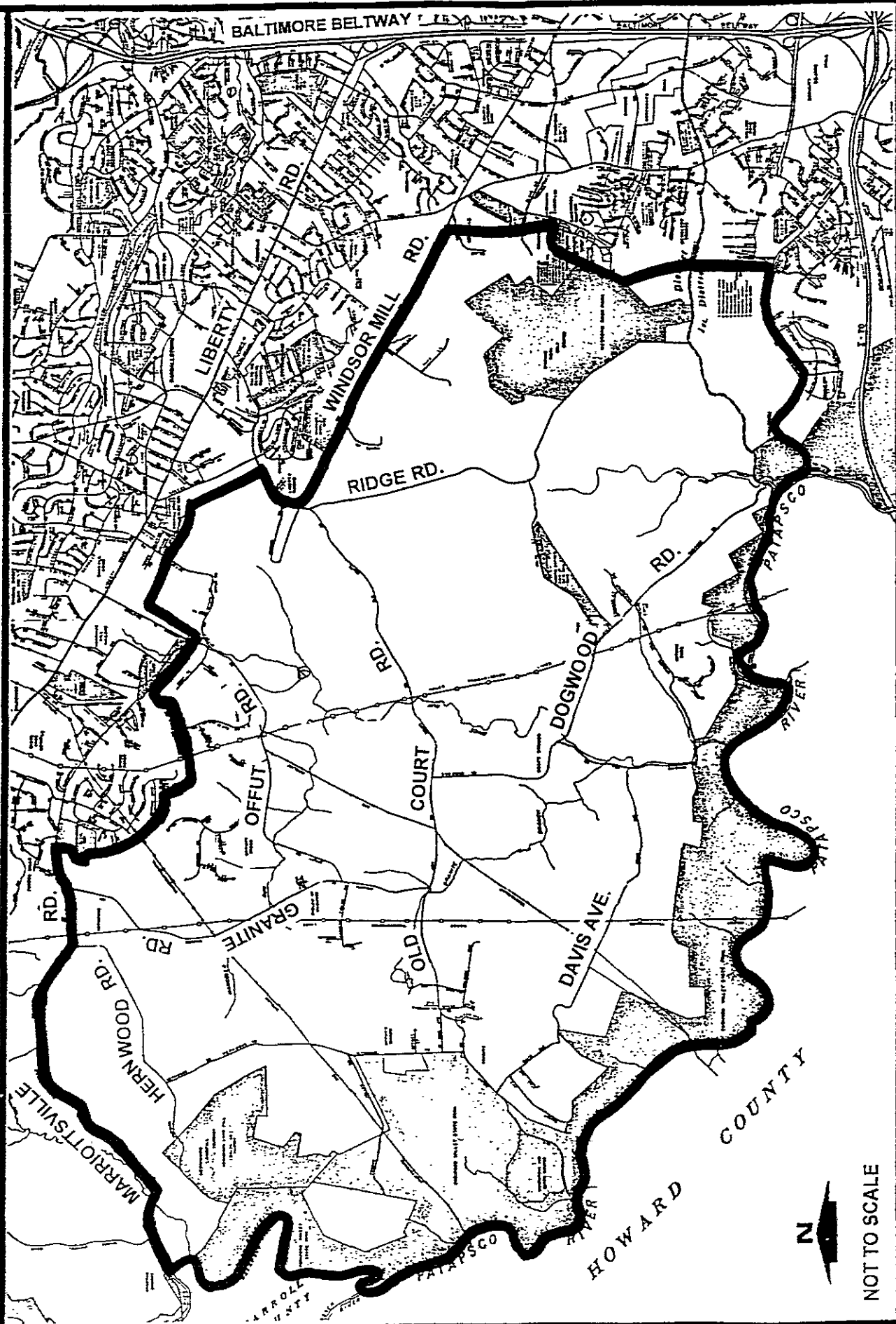
R11696.

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Patapsco / Granite Area Community Plan

Map of Boundaries of Study Area



PATAPSCO/GRANITE AREA COMMUNITY PLAN

DESCRIPTION OF PLAN AREA

The Patapsco/Granite Community Plan area contains approximately 18.71 square miles or 11,979 acres. It comprises 17 percent of the 110 square miles in the Western Sector of the county, as designated in the Baltimore County Master Plan 1989 - 2000.

The plan area is located outside the Urban Rural Demarcation Line (URDL), and is served by private well and septic systems. The plan area boundaries are as follows: Windsor Mill Road following the URDL to Marriottsville Road on the north, the Patapsco River on the west and south to Johnnycake Road, also on the south and lastly to the vicinity of Fairbrook Road and following the URDL on the east.
(See Map A.)

The Patapsco River Valley and its streams such as Ben's Run, Brice's Run and Dogwood Run have shaped the land form of the area. There is a great diversity in the area's geography and topography from its gently rolling farm fields to its steep slopes and forested stream valleys with their rugged beauty. The old rural quarry community of Granite, a National Register Historic District, is the area's rural village and a centerpiece for the community.

PURPOSE OF THE STUDY

The purpose of the study is to evaluate the Patapsco/Granite area in light of development pressures and recent land use/zoning decisions. There is the need to balance reasonable rural growth opportunities with the preservation of the area's unique rural character and quality of life. The winding nature of the rural roads, the moderate to severe environmental constraints of the major streams, 100 year flood plains, stream buffers, steep slopes and soils with limitations for septic drainfields impose serious impediments for rural development. The plan will examine the current land use and zoning classifications and make recommendations for changes that are better suited to the environmental constraints of the area. Alternative rural development patterns such as rural hamlets, which allow for development yet establish conservancy areas preserving open space will be explored. Design guidelines for rural development will be discussed.

The following summary of the vision statement adopted by the Greater Patapsco Community Association, aptly describes the hopes and aspirations of Granite's residents for its future. The complete vision statement is found in Appendix A.

"The greater community of Granite sees itself as a picturesque, rural community. We enjoy our scenic views, we take advantage of a bountiful nature for hiking, biking, hunting and just plain gazing. We appreciate the fact that in our midst we have farms, a lumber mill, and a nursery products business. We are proud of our historic district and its antique store. Retirees, housewives and those who work in factories, offices, whatever, like to say: 'I live in the Granite area.'

Many, perhaps most, of our citizens would like to retain the community's present character and severely restrict future growth. There is general recognition, however, that 'we can't build a wall around ourselves and keep others out.' This sense of realism undergirds the community's support for moderate, well-planned development and growth. The support for such moderation is shared, by and large, even by landowners who wish to develop their properties and have applied for upzoning to do so.

In summary, our vision for the greater Granite community involves the continued protection of scenic vistas, the environment and our rural way of life, with an emphasis on agricultural preservation. At the same time, we recognize the need for some population expansion into our area. Our community leaders are willing to work with developers and county authorities in an effort to plan development that will have minimum negative impact on the quality of life currently enjoyed by our residents, and provide a welcoming environment for newcomers."

PLAN PROCESS

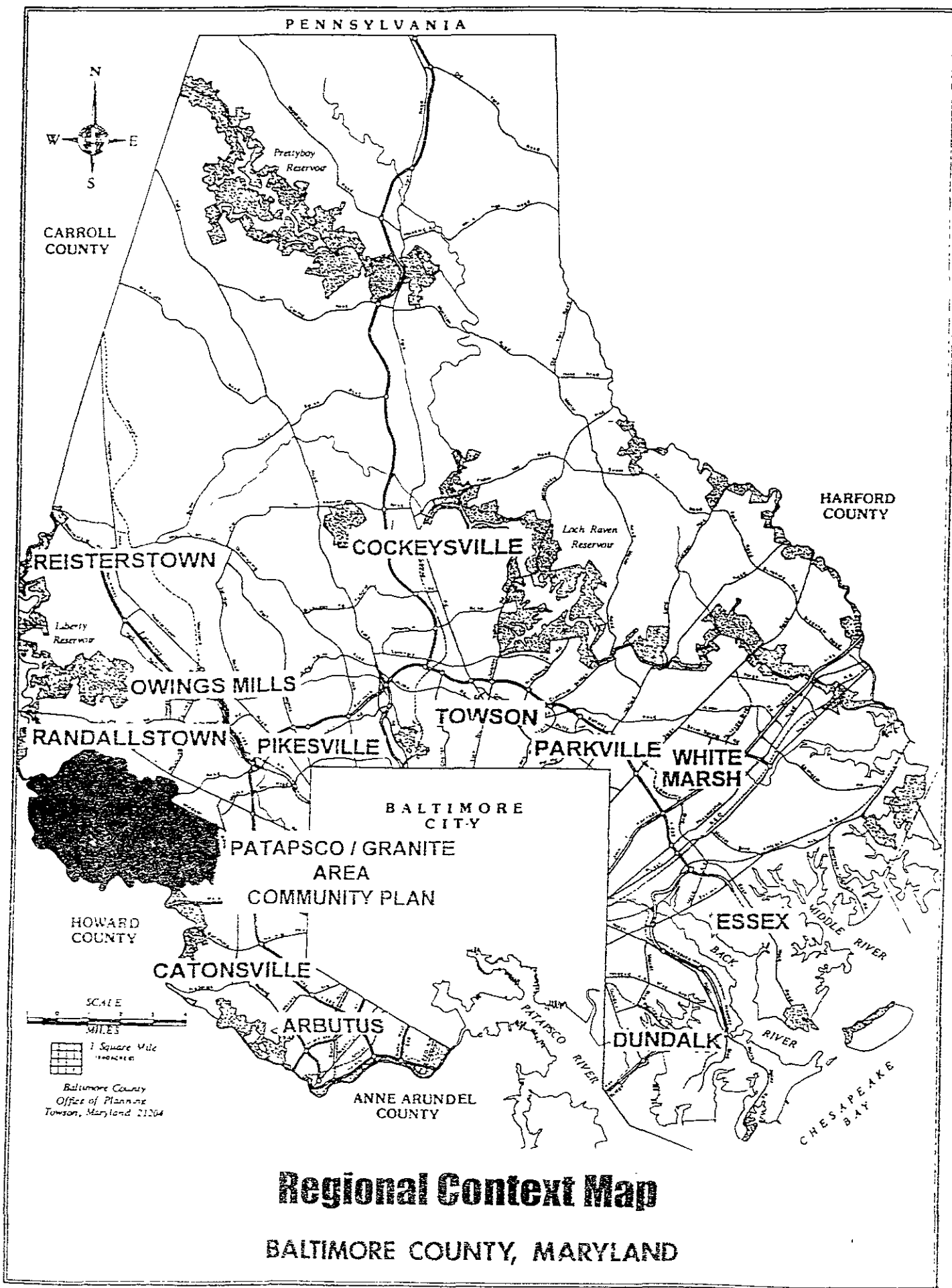
Councilmen Kevin Kamenetz and S.G. Samuel Moxley sponsored a Baltimore County Council Resolution No. 116-96, adopted by the County Council on December 16, 1996. It requested that the Baltimore County Planning Board prepare a community plan for the Western sector areas in the First and Second Councilmanic Districts which are zoned Resource Conservation.

Planning staff in conjunction with a citizen's advisory group comprised of residents, major property and business owners in the area began the planning effort in January 1997. Meetings were held over the course of the next five months. This draft document was reviewed by the advisory group as well as all community associations within the plan area. An open meeting was held in Winter 1998, after which the draft plan was formally submitted to the county administration which distributed it to county and state agencies for review and comment. The Baltimore County Planning Board, upon receipt of the draft plan, scheduled a public hearing. Upon adoption, the plan was forwarded to the County Council for their review, public hearing and adoption as an amendment to the Master Plan.

REGIONAL CONTEXT

The study area is within the Western Sector of the Baltimore County Master Plan 1989-2000 with indirect access to major transportation systems, i.e. US 29 and I-70. The Patapsco/Granite area is located at the western edge of Baltimore County, with Howard and Carroll Counties to the south and west, Wards Chapel and Chapeldale/Holbrook to the north, Randallstown to the north and east, and Woodlawn to the east. These important neighboring areas affect the Patapsco/Granite area. (See Map 2A.)

The 2010 Howard County General Plan has designated the Woodstock area, immediately adjacent to the Patapsco/Granite area, as a mixed use area. In 1995, a planned unit development, Waverly Woods, was approved for a golf course, 1,125,200 square feet of office and commercial



uses, 856 - 1018 single family dwellings, townhouses and condominium/garden apartments on 682 acres. Currently under construction as a phased development with an estimated completion date of 2010, it is located on Old Frederick Road (Route 99), about one and one quarter miles from the Baltimore County boundary.

While the Patapsco River is a physical and geographic boundary between the counties, Old Court Road connects Baltimore and Howard Counties and serves as a major collector road, one of the best east-west routes in the area. It allows commuters to travel from Carroll and Howard Counties to Randallstown, Pikesville, Woodlawn and other points east. While traffic studies conducted in conjunction with the Waverly Woods development indicate that most new traffic will utilize the interstate system, I-70 and MD 32, it is likely that shopping and job opportunities in Baltimore County will generate an increase in traffic on Old Court Road through the Patapsco/Granite area.

The Wards Chapel and Holbrook/Chapeldale communities are older rural communities located to the north of Marriottsville Road between the Liberty Reservoir and Holbrook Road area. The RC 2 zoning in the former community assures that development will be extremely limited while the RC 5 zoning in the latter will allow rural residential development to occur.

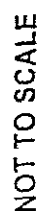
As for the area to the north and east, Randallstown offers shopping opportunities along the Liberty Road commercial corridor, a major medical institution, the Northwest Medical Center, and medium to high density residential neighborhoods, designated as Community Conservation areas in the Master Plan 1989-2000. Lastly, Woodlawn, to the east and south is a regional commercial and major employment center and contains medium to high density residential neighborhoods along Rolling Road. The Rutherford Business Park, Windsor Corporate Park, Social Security Administration and the Health Care Financing Administration are major generators of jobs within the area. Dogwood Road, Ridge Road as well as Old Court Road are utilized by commuters enroute to Woodlawn from the west.

HISTORIC PRESERVATION

In 1994, a National Register Historical District (NRHD) was approved within the heart of the old rural quarrying community from which the name Granite was given. The District contains approximately 300 acres located along Old Court Road and several side streets including St. Paul Avenue, Melrose Avenue, Hernwood Road, Bunker Hill Road and Sylvan Dell Lane. The 62 properties within the District form a cohesive group of historic resources and represent the period from settlement around 1750 through the early 20th century. Primarily residential houses and outbuildings, they also include an Odd Fellows social hall, the St. Paul's Methodist Church (now the Missionary Baptist Church), the Granite Presbyterian Church, former commercial buildings and the Granite Public school (now an antique shop). There is a high level of integrity within the District as a result of few intrusions upon the basic form and character of the buildings. (See Map 3 A.)

According to Peter Kurtze, architectural historian, the District achieved its present form during the last quarter of the nineteenth century and the first quarter of the twentieth century at a time when the granite quarrying operations were at their peak. There were two significant

Historic, Cultural and Natural Resources Map



quarries, Fox Rock and Waltersville. In fact, the area was originally named Waltersville after the prominent local family's quarry. Stone quarried in the area was used in the construction of the Baltimore & Ohio Railroad including the multiple arched Thomas Viaduct. The Baltimore City Courthouse, Customs House and Post Office, the Baltimore County Courthouse, the Randallstown Elementary School, the Library of Congress, the old Treasury building in Washington, D.C. were all constructed from local granite. Granite, as a building material, can be widely found throughout the Granite NHRD District in foundations, the church and school, as well as in cemetery monuments, walls and gateposts.

There is an extensive number of historic buildings and sites that have the potential for listing on an individual basis as Baltimore County Landmarks on the Preliminary or Final Landmarks list. (See Appendix B for a list.) There is also the possibility of creating a satellite District for a significant cluster of historic resources that are fundamental to the character of the area, without which the area would be altered irreparably. A historic preservation master plan is needed as is a strategy for an in-depth evaluation of the historic resources and a priority list for historic preservation. The Granite Historical Society working in conjunction with the Greater Patapsco Community Association, property owners and the county's architectural historian, John McGrain should develop this plan and strategy.

Lastly, the Granite NRHD must be preserved; no development should encroach upon the ambiance of the District. A buffer should be provided between the District and any new development. For additional information, see Rural Design Guidelines section of the plan.

AGRICULTURAL PRESERVATION

The Patapsco/Granite area has a rich agricultural history dating from 1720. The fertile Patapsco Valley was home to all types of farming operations long before the quarrying began in the early 1800's. Today, the area is characterized by rolling hills, farm and pasture land and wooded stream valleys. Throughout the area there are small scattered patches of prime and productive soils; however the productivity of the farms is quite high. There is much opportunity for continued farming, especially in vegetable and specialty farms.

Baltimore County participates in two statewide programs designed to preserve agriculture and open space through the purchase of easements by the Maryland Agricultural Land Preservation Foundation (MALPF) and the donation of easements to the Maryland Environmental Trust (MET). In order to compliment these existing programs, a community based land trust should be formed to promote and protect farms and open space.

The MALPF has a minimum acreage requirement of 100 acres, unless the farm is contiguous with an existing agricultural easement. Open crop land must contain a minimum of 50 percent prime and productive soils; the requirements for woodlands are not as stringent. The MET easements have a minimum requirement of 20 acres, and can protect properties that have significance in terms of their visual qualities, scenic features, wildlife habitat or historic sites in addition to farm and forest land. Recent trends indicate an increase in the number of MET easements countywide.

Two significant farms in Granite have been placed in agricultural easements through purchase by the MALPF. The Pahl farm, 130 acres, is located partially within the Granite NRHD while the Strohmer farm, 100 acres, is located about 1 mile to the north on Hernwood Road.

In conclusion, agriculture should continue to be the preferred land use throughout the study area, particularly within the RC 2 zone. Conversion of agricultural land for residential development is highly undesirable and would undermine an industry that is an integral part of Baltimore County's economy.

RURAL CHARACTER

The preservation of rural character and the quality of life in the Patapsco/Granite area is a fundamental issue for this study. The area contains a mix of elements that define and contribute to the unique rural character of the area. They are listed as follows:

1. Scenic Views
2. Aesthetic Qualities
3. Recreational Opportunities
4. Agricultural Preservation
5. Conservation Areas
6. Historic Resources
7. Architectural Features
8. Rural Scale of Building
9. Rural Context
10. Rural Roads
11. Mix of Farm Fields and Forests
12. Patapsco River Valley, Ben's Run, Brice's Run, Dogwood Run and greenways
13. Quarries
14. Railroad

The area's rural character could be undermined by the following elements:

1. Suburban sprawl, i.e. rural residential development not in keeping with the character of the area.
2. Widening the rural roads.
3. Zoning that is too dense due to the environmental features and constraints of the area.
4. Quality of the public schools.
5. Contamination issues on the Nike bases and the Hernwood Landfill.
6. Extension of public sewer to the area.

In order to preserve rural character, Baltimore County should adopt policies which promote the area as a Rural Heritage Area. This would include agricultural and historic preservation, the protection of environmental resources, open space and the rural way of life. Additionally, this would also include strengthening the local public schools. Guidelines should be developed for new rural development, residential, commercial and institutional. This will achieve a better fit between the area's unique landscape features, scenic views and roads and any new development.

The vision for the Patapsco/Granite Community involves the continued protection of the area's scenic vistas, the environment and the rural way of life with an emphasis on agricultural preservation. Therefore, the area has merit for consideration as a Rural Legacy Area.

OPEN SPACE

In May 1991, the Baltimore County Council adopted the Patapsco Park and Open Space Plan. The plan made recommendations for a portion of the study area, a 2100 acre area bounded by Windsor Mill Road, Fairbrook Road, Johnnycake Road, and Old Court Road. The primary feature of this plan was a greenway concept along Ben's Run, Brice's Run, and Dogwood Run. This concept is very important to the Patapsco/Granite plan. Within the larger 11,979 acre Patapsco/Granite study area, these major greenway systems form a spine for the overall open space network which includes Ben's Run and Brice's Run, tributaries to the Patapsco River, and Dogwood Run, a tributary to Ben's Run, and the Patapsco greenway. (See Map 6 A.)

The Patapsco greenway is undergoing a major master planning effort by an inter-jurisdictional committee. The committee involves the Maryland State Department of Natural Resources, the Maryland Historic Trust, Baltimore County, Howard County and numerous private organizations such as the Ellicott County Restoration Foundation, Historic Ellicott City as well as numerous community associations. While the initial planning area is narrow in scope, from Union Dam to Relay and Elkridge, the potential exists to extend the greenway to the north through the study area through the Patapsco State Park to Carroll County. This could be a regional greenway extending from Carroll County to Anne Arundel County and linking to the Baltimore Washington International trail and the Baltimore and Annapolis trail. (See Map 6 B.)

In addition to the previously mentioned greenways, Granite Run and Mardella Run offer the potential for greenways as well. There is also the potential to connect the Granite/ Patapsco area greenways to the Fairbrook area to the east and the Owings Mill area to the north. (See Map 6 B.)

Greenways are acquired through in-f fee dedications as development occurs, and by means of an active easement program for pedestrian access. Although primarily associated with the stream valleys, 100 year flood plain and buffer areas, the greenways will by necessity also utilize land bridge connections at certain ridge top locations. The greenways are envisioned to be a hierarchy of trails that would link other recreational amenities while protecting water quality and providing wildlife corridors.

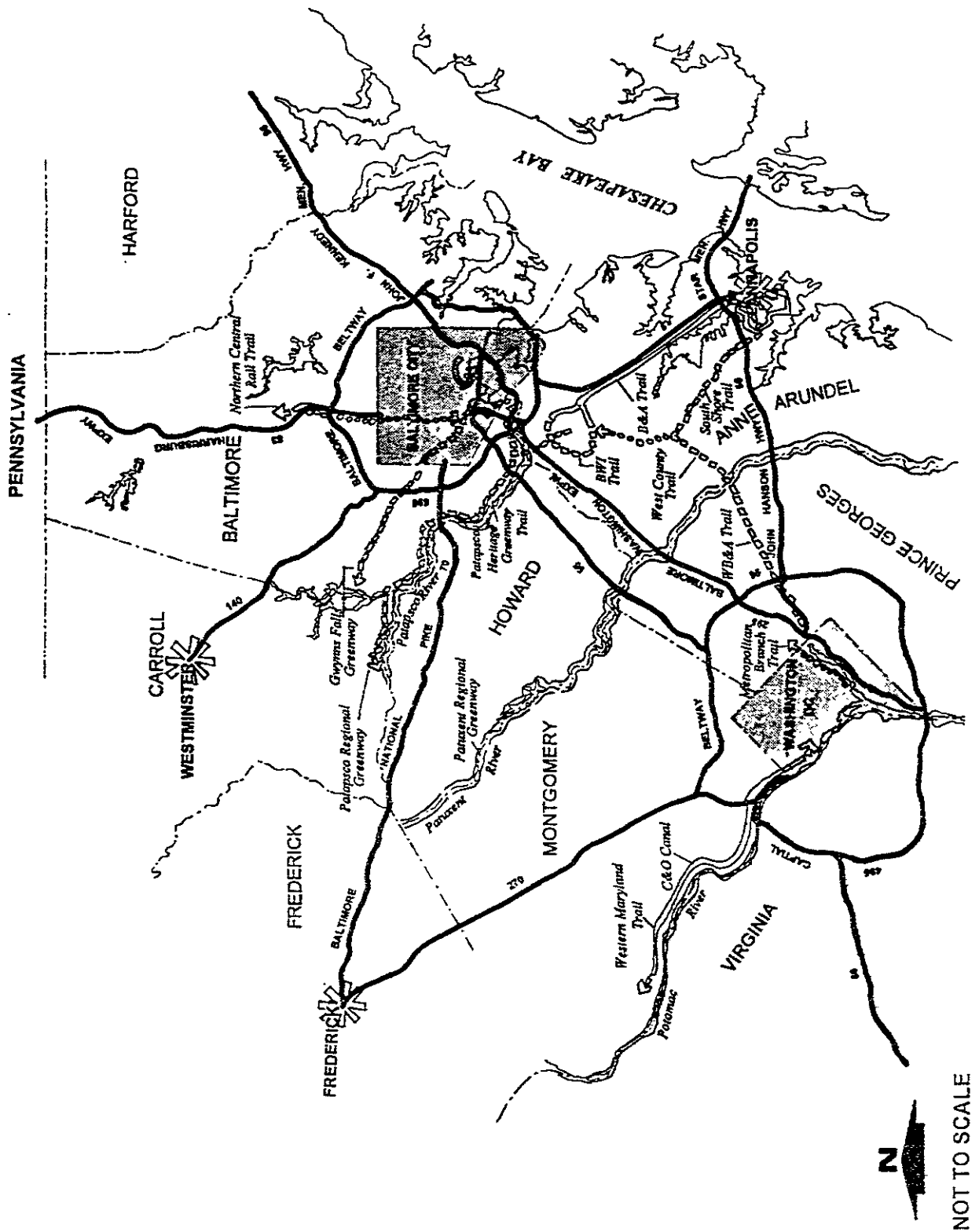
The Department of Recreation and Parks will work with the Department of Environmental Protection and Resource Management (DEPRM) in a joint evaluation of existing and proposed trails to address the appropriateness of trails for recreational use and environmental impact. Department of Recreation and Parks has developed a system to categorize trails as: 1) high intensity, 2) medium intensity and 3) low intensity trails. The first type of trail is hard surfaced, bituminous, or concrete and is handicapped accessible as well as for parents with small children

Map 6A Greenways and Recreation Sites



Palaisco / Granite Area Community Plan

Map 6B Regional Greenways and Trail Connections



and strollers. Walkers, bicycles and joggers all can utilize this type of trail. The second type of trail is constructed from crushed stone or stone dust and allows for some bicycle use, jogging, hiking, and horseback riding while allowing for fairly efficient wheelchair use. The third type can be developed with little or no disturbance to the natural environment. There is an initial clearing of vegetation that blocks the trail and periodic trail maintenance. This type of trail is challenging and is for the serious hiker who can handle segments that may be steep and narrow. It is foreseen that the majority of the trails within the study area will be in this low intensity category.

A portion of the Patapsco Valley State Park is located within the Patapsco/Granite Community Plan area. Offering a variety of recreational facilities and trails, the park allows for activities such as horseback riding, hiking, bicycle riding, nature study and camping.

Another open space issue involves open space opportunity sites, the former Hernwood landfill and the former Nike sites, all located on Hernwood Road and zoned RC 2. There have been long-standing issues concerning contamination of these sites which should be thoroughly evaluated by the Maryland Department of the Environment. Several of the cells at the Hernwood landfill have been capped and are utilized by model airplane enthusiasts at present. The northern portion of the landfill is anticipated to be capped in 1998. A reclamation plan and a plan for re-use should be developed as a joint effort between the Office of Planning, the Department of Recreation and Parks, the Department of Public Works and the community.

The Nike sites are located on the east and west sides of Hernwood Road in proximity to existing residential development. It is desirable to re-use these sites for a community center use which would include meeting rooms, an area that could be rented for receptions and indoor /outdoor recreational facilities. At the present time, the community has no dedicated meeting space for Scout groups and community planning groups. A concept plan should be developed for re-use as a partnership effort with the Office of Planning, the Department of Recreation and Parks and the community. An environmental assessment of the properties should be conducted to insure that there is no site contamination or environmental hazard.

Finally, a major open space opportunity, the 18 hole expansion of the Diamond Ridge Golf Course will be completed in Spring 1998. The "Woodlands" will be a 7,000 yard complement to the existing 6,525 yard course. This brings the total acreage of the Western Area Park, including the golf course to 371.5 acres.

TRANSPORTATION

A review of the transportation issues facing the Patapsco/Granite area reveals that future traffic congestion and safety concerns are more likely to be influenced by external development pressures rather than development within the study area. Traffic volumes on the main arterial within the study area have not reached capacity levels. Furthermore, these roads are not projected to reach capacity levels by 2010. The resource conservation zoning and rural nature of the study

area also precludes traffic generation on side streets from reaching capacity. It is unlikely that traffic volumes will rise to a level where unacceptable travel delays would occur within the study area. A more likely scenario is that as traffic volumes increase, some spot safety improvements might be needed to address individual problems.

Old Court Road (MD 125) and to some extent Marriottsville Road are likely to experience significant increases in traffic volumes over the next ten years. These increases will be caused primarily by growth in the Owings Mills Town Center and the Waverly Woods development in Howard County. At some point the geometric condition of the roadways through Granite will begin to act as a traffic calming device, and will discourage a certain amount of vehicular travel. Thus, the geometrics in conjunction with a reduction of zoning potential within the study area are probably the best way to manage potential traffic problems. To improve roadway geometrics for reasons other than public safety will only encourage more outside traffic to travel through Granite. As traffic volumes increase and as issues arise, the Bureau of Traffic Engineering and Transportation Planning (BTETP), will work closely with the community to resolve any future problems.

At the request of the Greater Patapsco Community Association, the BTETP has reviewed several issues involving sight distance obstructions and safety concerns. The following actions or evaluations have been made:

1. A remnant of a concrete wall adjacent to the southbound lane of Old Court Road, south of Inwood Road will be reviewed by the Bureau of Highways for possible removal if it is within the county right-of-way.
2. A sight distance survey at Windsor Mill Road and Old Court Road and accident data for the past five years indicates that the sight distance meets minimum criteria and the accident rate is not abnormally high. While there are problems with entering or crossing Old Court Road from Windsor Mill Road, particularly at peak times, delays and waiting for appropriate gaps in traffic is not at the level of severity that changes are necessary at this time.
3. An engineering evaluation is needed for potential solutions to the sight distance problems at Old Court Road and Ridge Road. Relocation of the roadways may be needed to create an acceptable intersection.
4. The SHA is evaluating the embankment on the south side of Old Court Road at Dogwood Road that is creating a sight distance problem.
5. The Highway Design Section is reviewing the sight distance obstruction caused by the bridge on Dogwood Road west of Hollifield Road.
6. The Developers Plans Review Division is reviewing the issue of visibility problems of potential access points along the Chew property's frontage (9300 block Old Court Road).

SCHOOLS

In a study of school aged children, conducted by the Greater Patapsco Community Association, one hundred and four attend private schools, ninety six attend public schools while thirty are home schooled. There are five elementary school districts within the study area. They are as follows: Winfield, Hernwood, Randallstown, Featherbed Lane and Chadwick Elementary Schools.

According to the Board of Education 1996 enrollment numbers, there are seventy-four elementary school aged children within the study area attending a total of 10 different public elementary schools. While the majority attends Hernwood Elementary School, others have received permission to attend outside of their district with special approval due to job or day care provider location.

As for middle schools, area students primarily attend Deer Park Middle and secondarily, Old Court Middle. Randallstown High School serves the high school population.

School district boundaries have not been changed for many years. They should be re-evaluated in light of the great advantages to making school district boundary changes that would result in all of the Patapsco/Granite Area being located within the Northwest area. This would promote community identity and cohesiveness while being more effective from a school management point of view.

The quality of public school education is an important issue for this community as it is for communities countywide. The Board of Education has undertaken a series of actions to improve the quality of education. They have instituted programmatic changes in an effort to link the local essential curriculum to state curriculum, better preparing students for language and reading skills and the MSAP tests. A mentoring program for novice teachers with less than five years experience has been established. A Middle School study committee is developing a proposal for the construction of a new middle school in the northwest area. Also, there are plans for Randallstown High School to become a magnet school, one of only ten magnets countywide.

While continued improvements to the public schools are important, other alternatives such as charter schools and shared public school resources with home schools should also be explored. The Board of Education should consider developing guidelines for charter schools. It should be noted that existing parochial or private schools do not qualify as charter schools. Lastly, a major change in school policy would be needed in order to allow home schooled children to attend public schools for some classes like gym, art or music.

PUBLIC SAFETY

Police Department statistics indicate 1780 calls for service in the plan area during 1996. Only 263 or 14.8 % of those calls were for criminal matters. To put these numbers in perspective, countywide, there were a total of 469,058 calls during that time period with 2.5% of the calls in Precinct 2. The types of calls with comparatively high numbers are faulty residential alarms and requests to check location for suspicious activities.

There is continued concern about repeated illegal dumping of construction and other debris in the community. A Police Department spokesperson suggested writing down the tag number of the vehicle. However, all too often the dumping occurs at night or is unobserved. There is one patrol car serving the study area. If necessary, a car from the Garrison precinct can assist in providing service. A total of twelve patrol cars service a 40 square mile area from Liberty Road to the Route 40 West corridor and from the Baltimore City line to the Howard County line.

Lastly, there is a very active Citizens on Patrol within the plan area. The residents in the study area can be characterized as very watchful and observant, which helps in community policing and crime prevention.

ENVIRONMENTAL PROTECTION AND ENVIRONMENTAL CONSTRAINTS

Environmental Protection

The Patapsco/Granite plan area has a wealth of environmental resources from its gently rolling farm fields to its forested stream valleys. Patapsco State Park provides a good habitat for forest dwelling interior birds while farm fields provide a good habitat for grassland birds. There are changes in the bird population when land is converted from farms and forests to residential development. The County's hope for the preservation of a diverse wildlife habitat lies in retaining corridors of forests and farms.

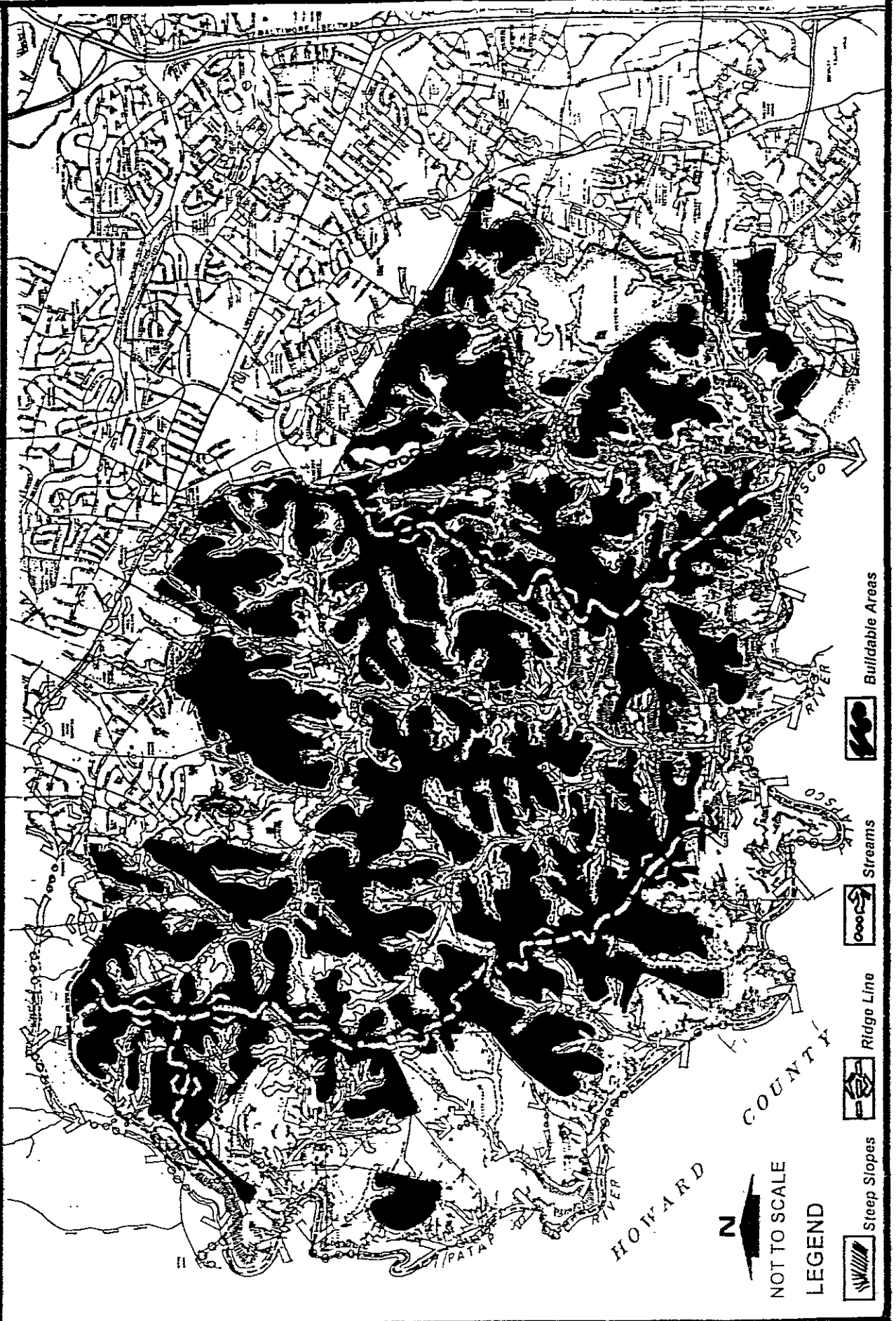
Another area of concern is the safety from environmental hazards of the former Nike sites on Hernwood Road and the former dump on the Woodstock Job Corps property. This matter requires the joint co-operation of County, State and federal agencies to come to a resolution.

A two pronged approach is needed for the protection of environmental resources; a regulatory approach and the voluntary co-operation of property owners and community associations. The regulatory approach involves the following measures:

1. Soil conservation plans and best management practices are required for farms.
2. Since 1969, a sediment control program has minimized soil erosion from development activity.
3. Since 1982, steep slopes and soils with severe limitations for development are protected. Section 26-277 of the Baltimore County Development Regulations states that before any plan or plat may be approved, protective measures must be provided to mitigate the limitations of grading within these steep slopes or unstable soils.
4. Since 1983, streams, 100 year floodplains, and wetlands are protected. Stream buffers of a variable width are required for all streams.
5. Since 1984, storm water management for water quantity and quality is required for the grading of development sites.
6. Since 1988, steep slopes associated with streams and wetlands have been protected. A steep slope analysis and field work occurs during the development review process to determine the extent of the area to be protected.
7. Since 1991, the Forest Conservation Act sets thresholds for clearing and may require reforestation on development sites. (In the RC 5 zone, 25% of the existing forest must be retained, in RC 4, there is a 50% threshold, while there is no threshold in RC 3).

Patapasco / Granite Area Community Plan

Summary Analysis Map



The voluntary approach involves citizen and community initiatives in the following:

1. Forest Management agreements can be set up through the Department of Natural Resources. These are 15 year agreements with a tax reduction and a stewardship plan for wildlife protection.
2. Maryland Environmental Trust easements may be established on properties larger than 20 acres with significance as wildlife habitats or for scenic value.
3. Mitigation banks are being set up; shares or rights can be sold to developers who will mitigate for the loss of forest on development sites.
4. Stream clean ups may be sponsored by community organizations with Save Our Streams providing community education.

Environmental Constraints

Many of the landscape features that form the unique rural character of the Patapsco/Granite area also present moderate to severe constraints for development. Ben's Run, Brice's Run, Dogwood Run and Granite Branch with their associated wetlands, 100 year flood plains, and stream buffers traverse the plan area. Ben's Run, Dogwood Run and their tributaries are Use I streams; in stream construction is regulated and prohibited while fish are spawning during certain months of the year. Brice's Run, Granite Branch and their tributaries are Use III streams, i.e. trout streams. Water quality is protected more extensively in Use III streams in order to support trout and the organisms on which they feed. Construction is regulated within the stream and the 100 year flood plain during certain months of the year while fish are spawning.

Additionally, there are significant bands of soils within the plan area with limitations for development of building sites and septic drain fields. It should also be noted that the portion of the plan area located to the east of Ben's Run is underlain by soils derived from the basic gabbro rock formation that has weathered in place. These soils generally have heavy surface clays, perched water table conditions and slow permeability in the subsoil. This combination results in poor percolation tests; where tests are successful, they are often sporadic at best. The portion of the plan area located to the west of Ben's Run is underlain by soils derived from schists, gneisses and granite formations. These soils generally are more favorable for septic disposal areas, having less surface clays and more porous subsoils. However, this area also contains more prime and productive soils, which are well suited for agricultural use. Finally, there are abundant steep slopes and erodible soils in this portion of the plan area.

The summary analysis map, Map 10 A, was prepared by the Office of Planning utilizing 200 scale topographic maps, 200 scale aerial photogrammetric maps as well as the FEMA maps. In a general manner, this map graphically depicts the environmental constraints for development and the areas that have the most development potential. The areas with the fewest environmental constraints are very scattered throughout the plan area. It should also be noted that many of the areas which appear on the map to have development potential are already developed or are located in an area designated for agricultural protection. Lastly, this map is a tool that will be used in combination with agricultural and historic preservation goals to evaluate land use and zoning patterns.

Forest Resources

Baltimore County's Forests have been affected by fragmentation, the reduction of forest interior area, and the introduction of pests, diseases and invasive plant species. Forest harvesting practices without the benefit of today's increased knowledge of forest ecosystem dynamics have left many forested tracts with diminished species diversity as well as a reduction in age classes and vigor. DEPRM is currently developing a Forest Resource Management Plan for Baltimore County and a Geographic Information System (GIS) Methodology for studying forest fragmentation and for locating opportunities for reconnecting forest fragments. The Patapsco/Granite Community Plan will be structured to utilize the information gained from these resource management initiatives and to seek opportunities to increase the vigor and vitality of its forest resources.

Patapsco River Watershed Water Quality Management Plan

Baltimore County DEPRM, in compliance with the United State Environmental Protection Agency's National Pollutant Discharge Elimination System Permit will produce a Watershed Water Quality Management Plan for the Patapsco River Watershed. The plan will be consultant produced with a projected completion date of July 1999. It will involve stormwater runoff quantity and quality modeling of the various land use types and assessment of stream stability. Opportunities for pollutant loading reduction and stream restoration will be identified, analyzed and prioritized leading to a long term action strategy for the Patapsco Watershed in Baltimore County. The Patapsco/Granite Community plan will utilize the results of the Patapsco River Watershed Water Quality Management Plan to assist in land use decisions and restoration efforts.

LAND USE AND ZONING

A sizable part of the Patapsco area is recommended to be designated as a Resource Preservation Area on the Land Management Area Map. This designation is for areas which "have a unique historic, cultural, recreational, and environmental value to the region and Baltimore County in particular". The implication of this designation is that there will be accompanying zoning changes; the density recommended is very low in an effort to preserve the area as a significant resource.

The Patapsco/Granite plan advisory group reviewed major and minor subdivision activity within the plan area from 1981 to the present in an effort to understand the potential for building lots that have been approved by the County but have not yet been built. (See Chart 1.) An overview of the existing zones was also provided. The majority of the land within the plan area, 5550 acres is zoned RC 2, Agricultural Protection. The remaining land is zoned RC 3, Deferred Planning, (3,428 acres) and RC 5, Rural Residential, (2,964 acres). (See Map 12 B.) An as-built density count was

Chart 1

**Development Activity in the Granite Patapsco Study Area
as of September 30, 1997**

| Major Subdivisions | | | Density | Proposed | Developed | Undeveloped | Average |
|---------------------------|---------------|---------------------|---------------------|------------------|------------------|--------------------|--------------------|
| Development | Zoning | Acres | Allowed | Lots | Lots | Lots | Lot size |
| Fields of Harvest | | | | | | | |
| Section 2 | RC 3 | 183.57 | 55.07 | 34 | 34 | 0 | 5.40 |
| Section 3 | RC 3 | 60 | 18.00 | 18 | 1 | 17 | 3.33 |
| Residue | RC 3 | 50.34 | 15.10 | 1 | 0 | 1 | 50.34 |
| Mardella Run | | | | | | | |
| Section 1 | RC 5 | 193.2 | 128.86 | 64 | 64 | 0 | 3.02 |
| Section 2 | RC 5 | 60.4 | 40.30 | 6 | 6 | 0 | 10.07 |
| Shecter Property | RC 3 | 164.1 | 49.23 | 14 | 0 | 14 | 11.72 |
| Autumn Park | RC 5 | 48.9 | 32.62 | 26 | 19 | 7 | 1.88 |
| Offutt Ridge | RC 3 | 94.52 | 28.36 | 28 | 28 | 0 | 3.38 |
| | RC 5 | 94.32 | 62.91 | 49 | 47 | 2 | 1.92 |
| Mahogany Woods | RC 5 | 27.53 | 18.36 | 8 | 1 | 7 | 3.44 |
| Edrich Manor | | | | | | | |
| Plat 1, section 1 | RC 5 | 40.94 | 27.31 | 22 | 22 | 0 | 1.86 |
| Plat 2, section 1 | RC 5 | 18.42 | 12.29 | 10 | 9 | 1 | 1.84 |
| Section 2 | RC 5 | 32.7 | 21.81 | 19 | 0 | 19 | 1.72 |
| Section 3 | RC 5 | 56.51 | 37.69 | 22 | 0 | 22 | 2.57 |
| | RC 2 | 84.02 | 2.00 | 0 | 0 | 2 | N/A |
| | RC 3 | 0.42 | 0.13 | 0 | 0 | 0 | N/A |
| Meadows of June | RC 5 | 14.7 | 9.80 | 5 | 1 | 4 | 2.94 |
| Polly Hill | <u>RC 5</u> | <u>30.2</u> | 20.14 | <u>16</u> | <u>0</u> | 16 | <u>1.89</u> |
| Total | | 1254.7 | 579.98 | 342 | 232 | 112 | 3.67 |
| Minor Subdivisions | | | | | | | |
| Woodstock Estates | RC 3 | 55.7 | 16.71 | 2 | 2 | 0 | 27.85 |
| Burham John E. | RC 5 | 2 | 1.33 | 1 | 1 | 0 | 2.00 |
| Brook Farms | RC 2 | 10.7 | | 4 | 4 | 0 | 2.68 |
| William Greenwalt | RC 5 | 4.5 | 3.00 | 3 | 3 | 0 | 1.50 |
| Land Of Steve Smith | RC 5 | 34.7 | 23.14 | 3 | 3 | 0 | 11.57 |
| Schmidt Meadows | RC 5 | 9 | 6.00 | 6 | 0 | 6 | 1.50 |
| Total | | <u>116.6</u> | <u>50.19</u> | <u>19</u> | <u>13</u> | <u>6</u> | <u>6.14</u> |
| Area Total | | 1371.3 | 630.18 | 361 | 245.00 | 118.00 | 3.80 |

This chart represents major and minor development activity in the study area as of September 30, 1997. It was developed to give a general idea of what type of development has occurred over the past 15 years.

Patapsco / Granite Area Community Plan

Existing Zoning Map

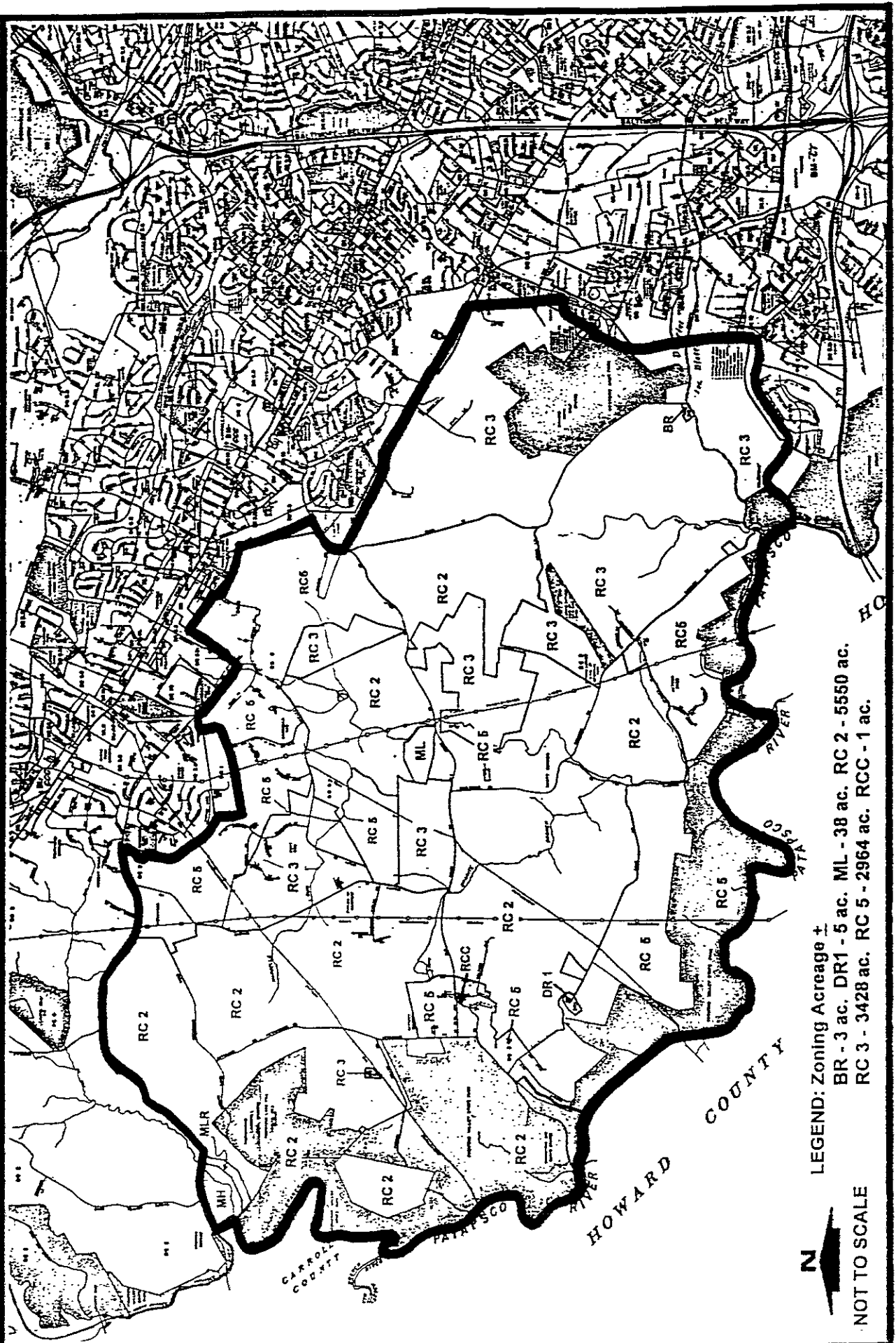


Chart 2

Patapsco / Granite Study Area Existing and Potential Build Out (Status Quo Option)

| | Total Acres | Public Land | Private Land | Existing Build Out | Remaining Density | Potential Total Build Out ** |
|--------------|------------------------|------------------------|-------------------------|-------------------------------|------------------------------|---|
| RC 2 | 5550 | 1593 | 3957 | 339 | 211 | 550 |
| RC 3 | 3428 | 244 | 3184 | 143 | 812 | 955 |
| RC 5 | 2964 | 594 | 2370 | 473 | 1107 | 1580 |
| Total | 11942 | 2431 | 9511 | 955 | 2130 | 3085 |

* Public Land - Federal, State and County owned land as well as land owned by BGE, Consolidated Gas and AT&T was deducted from total acres. Density was computed on remaining privately owned land.

** Potential Total Build Out is based upon gross site area and does not consider environmental constraints or other county/state regulations which will reduce actual build out.

determined using the 1996 aerial photogrammetric maps. This provides a better understanding of the development potential if the existing zoning remains intact. (See Chart 2.) Several options for zoning changes were discussed as follows:

1. Status Quo - No changes to existing zoning.
2. Create a new zone that is tailored to the unique characteristics of the area.
3. Modify the RC 3 zone since it no longer has any merit as a deferred planning zone because public water and sewer will not be extended to serve the area. Convert it to a permanent zone with a density of .1 dwelling units per acre. There should be a building or impervious area coverage factor, vegetation removal limitations, and provisions for rural cluster subdivision and conservancy area requirements.
4. Modify the locational requirement for the RC 4 zone to allow its application to land that drains to the Patapsco River. While its many features such as the coverage factor, vegetation removal limitations, cluster option and conservancy area requirements are advantageous to the area, the .2 density cluster option may be too dense for the land, given the environmental constraints within the Patapsco River Valley Area.
5. Rezone areas within the plan area to zones that have a more appropriate density given the environmental constraints (such as steep slopes, streams, buffers, and erodible soils) and the winding nature of the area's roads.
6. Evaluate the issue of net density versus gross density, i.e. should the streams, 100 year floodplains and steep slopes in excess of 25% be excluded from the gross site area with the density calculated on the remaining net buildable site area. The resulting density would be more appropriate due to the environmental constraints of the area.

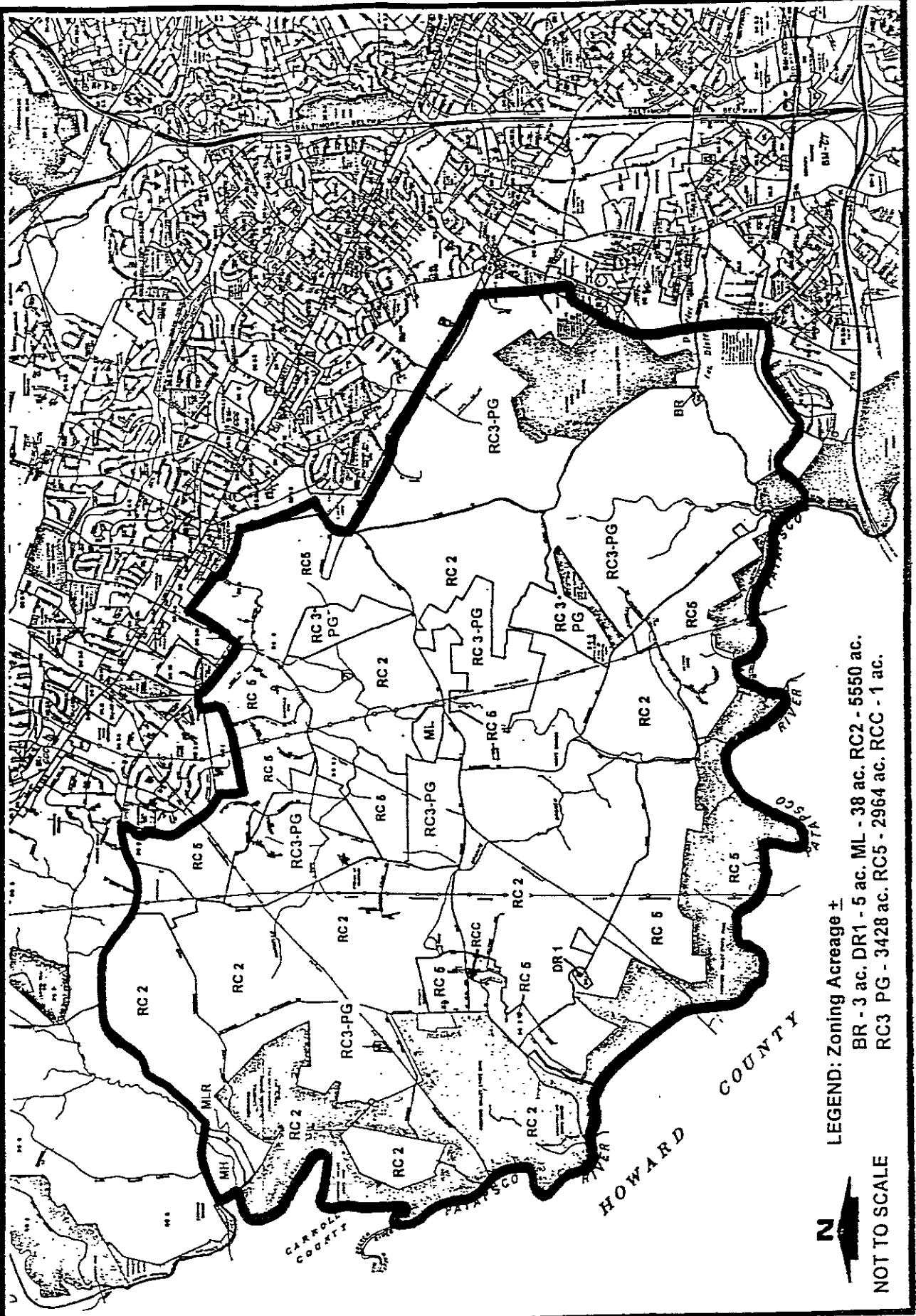
Since agricultural preservation remains a priority in the plan area, the existing RC 2 zoning should remain as mapped on the 1996 Comprehensive Zoning Maps. However, the remaining zoning options need additional study and evaluation, taking into consideration the environmental constraints and the possible density build out based upon the subdivisions that have been recorded. Zoning patterns within the plan area should be re-evaluated prior to the 2000 CZMP.

Ridge Road and Dogwood Road Area

Additional study occurred in the eastern portion of the Patapsco/Granite Area Community Plan area. This area contains the Diamond Ridge Golf Course and the Western Area Park fronting on Ridge Road and Dogwood Road. To the southeast of the study area is the future Dogwood Road Elementary School located on 45± acres known as the Reiblich and Helfrich properties, the latter being the former Woodlawn Country Club. Also to the southeast is the Health Care Finance Administration (HCFA), an 883,140 square foot government office complex. The Rolling Road communities, located further east, contain a mix of townhouses, condominiums, apartments and single family houses in an area that is largely built-out with the exception of the proposed Windsor Commons development plan. The Security Employment Center, to the east and south of the Rolling Road communities, is one of the County's major employment centers containing office, warehouse and regional commercial uses. These uses include the Rutherford Business Center, the Windsor Corporate Park, the Meadows Industrial Park, the Security Square Mall and the Social Security Administration.

Patapsco / Granite Area Community Plan

Proposed Zoning Map



While the land use and zoning transition from the employment center to the medium and high density residential uses is a gradual one, the transition from the high and medium density housing to the rural community is an abrupt one with a hard edge at the Urban Rural Demarcation Line (URDL). However, the future Dogwood Road Elementary School and the park/golf course as institutional and open space uses form a good buffer between the high and medium density residential uses and the rural community. Additionally, there are serious environmental constraints, severe topography and infrastructure deficiencies, i.e. narrow, winding rural roads which make increased rural residential densities undesirable in this area.

RC 3 zone within the Plan area

The RC 3 zone was established in this area in 1976 as a deferred planning zone. This zone should be modified and defined as a permanent rural zone, RC3-PG, to provide an improved transition from the rural Patapsco/Granite area to the higher density Rolling Road communities.

The new RC 3-PG zone is proposed as a rural conservation zone. This zone would reflect the severe environmental constraints in this area, such as soils that have severe constraints for septic fields, streams, 100 year flood plains, wetlands, severe topography and infrastructure deficiencies.

This rural zone would feature clustered rural residential development, while limiting impervious area and protecting natural vegetation. This method of subdivision site design emphasizes the importance of open space or conservancy areas and preservation of attractive natural features. A conservancy area is that portion of a development tract that will be preserved for open space. Areas with severe environmental constraints, including the land within the DEPRM forest buffers, would be put into conservancy areas. These areas could be publicly owned or owned by a home owner's association.

The conservancy area concept is designed to accomplish an interconnected system of open space on the eastern side of the Patapsco/Granite area. The Dogwood Road Elementary School tract could be connected to the Diamond Ridge and Woodlands golf courses and the Ben's Run greenway. It will result in an improved transition from the rural Patapsco/Granite area to the higher density Rolling Road communities by providing a greenbelt or buffer area, giving a more open character to the landscape while allowing reasonable rural development densities.

The new RC 3 - PG, Rural Conservation zone could be implemented during the 2000 Comprehensive Zoning Map Process.

RURAL DESIGN GUIDELINES

Design Guidelines for new development are needed in order to preserve the area's unique rural character while allowing for reasonable rural growth. One set of guidelines is needed for steep, wooded sites and another set for open fields and farms. The items the design guidelines will cover involve the siting of new houses, protection of scenic views and corridors, protection of historic resources, tree preservation and fencing. The design guidelines should be adopted as an amendment to the Comprehensive Manual of Development Policies (CMDP).

The following roads are designated as Scenic Routes: Marriottsville Road from Granite Road to the Carroll County line, Davis Avenue in its entirety, Wright's Mill Road from Davis Avenue to Dogwood Road, Dogwood Road in its entirety, Old Court Road in its entirety, and Ridge Road in its entirety.

In addition to the standards for Scenic Routes found in the Comprehensive Manual of Development Policies, this plan will contain separate recommendations for Scenic Viewshed Analysis, to be submitted with the concept plan for review by the Office of Planning as part of the development review process.

Institutional forms of development such as houses of worship and schools are permitted by right or by special exception in the RC 2, RC 3 and RC 5 zones. While beneficial to the residents, the demands on the infrastructure may be more extensive than many other non-residential uses. In order to preserve rural character, these uses should be reviewed by the Baltimore County Design Review Panel, pursuant to Section 26-281(b) of the Baltimore County Code, and should be reviewed for compatibility with the surrounding neighborhood, pursuant to Section 26-282 of the Baltimore County Code. Special consideration should be given to architecture, scale, mass, fencing, landscaping and signage. Lastly, uncleared, landscaped buffers of 50 feet for any institutional building or parking lot will be required, consistent with those required in a residential transition area (RTA). The RTA should apply in all RC zones, between the new use and any off site single family houses that are located within 150 feet of the development tract boundary or vacant lots, less than 2 acres in area, on which a dwelling meeting all required setbacks can be erected.

APPENDIX A

VISION STATEMENT

The greater community of Granite sees itself as a picturesque, rural community. We enjoy our scenic views, we take advantage of a bountiful nature for hiking, biking, hunting and just plain gazing. We appreciate the fact that in our midst we have farms, a lumber mill, and a nursery products business. We are proud of our historic district and its antique store. Retirees, housewives and those who work in factories, offices, whatever, like to say: "I live in the Granite area."

Many, perhaps most, of our citizens would like to retain the community's present character and severely restrict future growth. There is general recognition, however, that "we can't build a wall around ourselves and keep others out." This sense of realism undergirds the community's support for moderate, well-planned development and growth. The support for such moderation is shared, by and large, even by landowners who wish to develop their properties and have applied for upzoning to do so.

Conservation-minded citizens want to promote agricultural preservation and retain RC 2 zoning wherever it can be sustained. There seems to be general agreement that RC 3 zoning is preferable to RC 5, although at least one landowner-developer believes "that RC 5 zoning is appropriate, keeping the suburban-rural character of the area with low density housing."

One landowner, who has requested upzoning on 250 acres, has promised to create "lovely, private homesites that would be in keeping with the vision of Granite. By including nature and bike trails, creating conservation areas and possibly reserving an area for a future school, we could even provide a better community." Another developer has indicated a willingness to place homes near main roads on larger lots so as to lessen their impact on scenic views. A study to determine the impact of additional wells, required for his new development, on the water supply of the community was conducted by one landowner. The community appreciates such constructive comments and actions.

Our citizens tend to distrust promises made by developers, although resident-developers have more credibility. We hope that we can depend upon county authorities to protect water quality, stream valleys, stands of mature trees, the interests of property owners adjacent to new developments, and to ensure that all environmental concerns are addressed correctly. We believe that citizen safety must be the primary concern of traffic engineers, not the convenience of the developer.

Schools. Schools. Schools! This is the immediate response of residents when they are asked to consider the effects of development on the community. Many long-established residents are parents or grandparents of children in area schools - Winfield and Hernwood Elementary Schools, Deer Park Middle School, and Randallstown High School. As school population increases, the quality of education appears to decrease, and parents who cannot afford private

schools are moving to other jurisdictions. Families who have recently moved into the new developments in our area are sending their children to schools outside the area. The necessity to do so certainly impacts negatively on our vision of the future of the Granite area. Only the County Council can take appropriate action to make future development dependent upon commensurate improvement in our schools.

Our vision does not require the imposition of expensive infrastructure like water and sewerage. These facilities would lead to high-density development, which in turn, would radically alter the pastoral nature of our community. Moreover, the capital program necessary would require many millions of scarce taxpayer dollars for funding. We believe this money could be better spent in rejuvenating "close-in" communities. We also believe that road improvement should be limited to improving existing surfaces and such widening as is necessary for approved developments.

In summary, our vision for the greater Granite community involves the continued protection of scenic vistas, the environment and our rural way of life, with an emphasis on agricultural preservation. At the same time, we recognize the need for some population expansion into our area. Our community leaders are willing to work with developers and county authorities in an effort to plan development that will have minimum negative impact on the quality of life currently enjoyed by our residents, and provide a welcoming environment for newcomers.

APPENDIX B

HISTORIC BUILDINGS AND SITES INVENTORY

HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

| SITE | LOCATION | DATE | REGISTRY | ARCHITECTURE | REMARKS |
|---------------------------|-------------------------|----------|--------------|---------------|---|
| AIRY HILL S | 3000 RICE S LANE | | | SECOND EMPIRE | |
| ALBRIGHT, EDWARD | 10813 DAVIS AVE | C-1890 | | | |
| ALBRIGHT OTHO | 10609 ST PAUL AVE | | NHD | | |
| ANDERSON JOHN | 10828 SUMMIT AVE | | | | GRANITE POSTS / CROSS GABLE |
| ATHERTON WILLIAM | 3009 HERNWOOD RD | | | | |
| BABINGTON | 9102 DOGWOOD RD | | | | |
| BAKER HOUSE | HERNWOOD RD | | | SECOND EMPIRE | NON EXISTANT |
| BELL, ARTHUR, M D | 10320 DAVIS AVE | C-1940 | | | DR. BELL WAS A DENTIST/ALSO OWNED DAIRY FARM |
| BONSAL | 10815 SUMMIT AVE | | | | CROSS GABLE |
| BORTLE / MURRAY | 10902 SUMMIT AVE | | | | |
| BORTLE/JOHNSON/POOH | 10828 SUMMIT AVE | | | | CROSS GABLE |
| BRANTLEY EUGENE | 10808 ACME AVE | 1956 | | | |
| BRANTLEY, LEWIS | 10805 ACME AVE | 1948 | | | |
| BRYANT JAMES | 10822 DAVIS AVE | C-1954 | | | |
| BURGESS, LEANDER | 10610 ST PAUL AVE | | NHD | | COL REV PORCH |
| BUTTS, ARTHUR ULYSSUS | 10500 OLD COURT RD | 1912 | NHD | QUEEN ANNE | |
| CAMPBELL | 8318 DOGWOOD RD | C-1932 | | LOG CABIN | BUILDER ALFRED LEHMANN & BOB NORRIS / GERMAN SIDING |
| CARETAKERS | 2703 MELROSE AVE | | | | |
| CARETAKERS HOUSE | 2828 OFFUTT RD | | | | |
| CARETAKERS HOUSE ? | 3518 GRANITE RD. | C-1870'S | | | RIEBEN 1940-1990'S |
| CARONNA | 2914 KUNTZ LANE | | | | |
| CEM BEHIND GRANITE CH | PRESBYTERIAN CH GROUNDS | C-1833 | | | PEACOCKS HAMILTON & R.A.B. 1856 |
| CHALKER | 9827 OLD COURT | C-1950 | | | |
| CHERRY HILL A U M P | 2438 OFFUTT RD | | 1887 BA 2398 | | OCT. 1. 1887 ON CORNERSTONE/ B.J. DORSEY SOLD LAND 1891 |
| CHERRY HILL CH CEM | 2438 OFFUTT RD | | | | |
| COMMUNITY PENTECOSTAL CH. | DANIELS | 1940 | | | |
| COWART | 2635 OFFUTT RD | | | | |
| COX | 3608 HERNWOOD RD | | | | |
| CRUM | 10809 SUMMIT AVE | | | | GRANITE FOUNDATION |
| CUNNINGHAM | 8511 OLD COURT RD | C-1930 | | | ARTHUR HIGGS OWNER IN 1941 / ORIGINALLY A GARAGE |
| CUNNINGHAM | 10528 OLD COURT RD. | | NHD | | |
| DANIELS MILL | ALBERTON RD | C-1840 | BA-29 | | COMPANY TOWN / RAZED IN 1968/FLOODED IN 1972 |
| DAVIDSON | 9115 OLD COURT RD | C-1922 | | AMER 4 SQ | REIBLICH BUILDER / BARN |
| DAVIS TUNNEL | 850 R.R. TRACK | 1830'S | | | BETWEEN WOODSTOCK & ALBERTON |
| DEITZ | 2835 RIDGE RD. | | | | |
| DEITZ, CLARENCE | 9830 OLD COURT RD. | | | AMER 4 SQ | MR. LEHMANN BUILT BACK ROOM ADDITION |
| DEITZ, HENRY | 10111 DAVIS AVE | | | | ORIGINAL LOG CABIN PORTION OF HOUSE STILL EXISTS |
| DELL'S STORE & P O | 10415 MARIOTTSVILLE RD. | | | | |
| DENNIS | 10820 DAVIS AVE | C-1934 | | AMER-4-SQ | |
| DEVRIES | 9311 OLD COURT RD. | | | | BUILT FOR A WORTHINGTON |
| DIAMOND RIDGE MEETING HOU | 8621 WRIGHTS MILL RD. | C-1800 | | | STRICTLY A QUAKER CHURCH FOUNDATIONS STILL THERE |
| DORSEY | 8222 WINDSOR MILL RD | | | | |
| DORSEY CEMETERY | 3100 ELK GRANITE RD. | C-1841 | | | |
| DORSEY TUNNEL | 850 R.R. TRACK | 1830'S | | | BETWEEN WOODSTOCK & ALBERTON |
| DORSEY, ANDREW | 10500 DAVIS AVE | PRE-1877 | | COMPANY FARM | JUDGE OF THE ORPHANS COURT FOR BALTO. COUNTY |
| DORSEY, FRANCIS | 3145 GRANITE RD | C-1850 | | | BANK BARN |
| DOUBLEDAY HOUSE | 10712 MARIOTTSVILLE RD. | C-1869 | BA-2292 | | |
| DOUGLAS | 10712 DAVIS AVE | | | | |
| DUVAL | 8635 DOGWOOD RD | | | | |
| DUVAL HARRY | 8548 DOGWOOD RD | | | | |
| DYKES | 9727 OLD COURT RD | | | | |
| EDWARDS | 2219 RIDGE RD | | | | JERKIN-HEAD ROOF / EARLY STUCCO AND FIELDSTONE |
| EHLER TOMESTONES | 3542 HERNWOOD RD | C-1870 | | | GRAVE SITES ON PROPERTY |
| EHLERS, J.H.Y. | 3542 HERNWOOD RD. | | | | |
| EHRHARDT/J.A. MACKEN 1877 | 8012 WINDSOR MILL RD. | PRE-1877 | | | BARN/SPRINGHOUSE/SMOKEHOUSE/FARMSHED/ |
| ELY MILL | 2406 RIDGE RD. | PRE 1800 | BA-28 | | ION BEN'S RUN |
| ELY, JOHN | 2406 RIDGE RD. | C-1800 | BA-28 | | 4 STORY FIELDSTONE |
| EVANS | 8216 WINDSOR MILL RD. | | | | |
| FARMER | 3635 HERNWOOD RD. | 1947 | | | |
| FEENEY | 2841 HERNWOOD RD. | | | | |
| FEENEY, PATRICK A | 10817 DAVIS AVE | | | | BECAME NUNS HOME FOR LITTLE FLOWER SCHOOL |
| FERGUSON, TIM | 10811 ACME AVE | 1953 | | | ANNA ROSE ANDERSON |
| FITE, WILLIAM | 3501 HERNWOOD RD. | | | | |
| FLYNN / KELLY | 10818 SUMMIT AVE | | | | GRANITE FOUNDATION & POSTS |
| FOX ROCK QUARRY | OLD COURT RD | | | | 2ND LARGEST GRANITE QUARRY OPERATION |
| FRENCH/HERNBEALER | 8820 OLD COURT RD | | | | |
| GARRIOTT, CHARLES | OLD COURT RD | C-1954 | | RANCHER | ALFRED LEHMANN / BUILDER |
| GIBBONS | OLD COURT RD | | | | ANNA ROSE, BORN HERE / RAZED |
| GIBBONS / SPINOSA | 10530 OLD COURT RD | | NHD | | |

APPENDIX B

HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

| | | | | | |
|----------------------------|-------------------------|-----------|------------|---------------|---|
| GIBBONS STORE | 10301 ST. PAUL AVE. | | NHD | | |
| GOSNELL | 9937 OLD COURT RD. | C-1932 | | AMER 4 SQ | ALFRED LEHMANN / BUILDER |
| GOSNELL NIMROD | 9940 OLD COURT RD. | | | | EARLY STUCCO |
| GOSNELL O T | 9421 OLD COURT RD. | C-1944 | | | CHARLIE PEACH / BUILDER / O.T. WAS CLERK OF CIRCUIT COURT |
| GRANITE HISTORIC DISTRICT | GRANITE | | BA-2582 | | |
| GRANITE NIKE BASE | HERNWOOD RD. | 1956 | | | 2 SEPARATE AREAS/ LAUNCHING AREA & SIGNAL AREA |
| GRANITE PRES. CH CEM. | 10637 OLD COURT RD. | | | | |
| GRANITE PRESBYTERIAN CH | 10637 OLD COURT RD. | 1844-45 | NH-D-2288 | GOTHIC | ORIGINALLY AN ENGLISH STYLE MEETING HOUSE |
| GRANITE PUBLIC SCHOOL #3 | 10612 OLD COURT RD. | 1879 | NHD-151 | | TOTALLY GRANITE STONE CONSTRUCTION |
| GRANITE VILLAGE CEMETERY | ACCESS BY MELROSE AVE | C-1824 | | | |
| GRIFFITH | 9521 OLD COURT RD. | | | | ARTHUR HIGGS OWNER IN 1941 / ORIGINALLY 2 ROOMS |
| GRIFFITH'S ADVENTURE | 3517 GRANITE RD. | C 1700'S | BA-11 | | |
| GRIFFITHS | HERNWOOD RD. | C-1817 | BA 1579 | | ABANDONED |
| HAMILTON HOUSE | 2619 BUNKER HILL RD. | | NHD | | |
| HARTIG | 8019 WINDSOR MILL RD. | | | | |
| HARTLEY SAMUEL | 8432 DOGWOOD RD. | 1808 | BA-27 | | FIELDSTONE/3 STORY |
| HARTLEY THOMAS | 3621 WRIGHTS MILL RD. | C-1800 | BA-26 | | QUAKER FAMILY / 3 STORY FIELDSTONE |
| HEACOCK | 8513 OLD COURT RD. | C-1930 | | | ARTHUR HIGGS OWNER IN 1941 |
| HEACOCK / WYMAUS | 5301 DOGWOOD RD. | | | | |
| HEACOCK, ISRAEL | 8508 WRIGHTS MILL RD. | | | | |
| HEMMANN | 10812 DAVIS AVE. | C-1934 | | | |
| HERNWOOD SCHOOL NO # 22 | 10755 OLD COURT RD. | 1860 | NHD/BA2290 | | 1ST GRANITE PUBLIC SCHOOL/STANDARD 2 ROOM DIXON |
| HIGGS | 9515 OLD COURT RD. | C-1950 | | | ARTHUR HIGGS OWNER IN 1941 |
| HIGGS, CLARENCE | 9723 OLD COURT RD. | 1832 | | | CLARENCE HIGGS BUILT HIS HOUSE |
| HIGGS, JAMES | 9721 OLD COURT RD. | 1949 | | | JIM HIGGS BUILT HIS HOUSE |
| HILL | 8144 OLD COURT RD. | C-1922 | | AMER 4 SQ | SMOKEHOUSE |
| HILLSIDE SCHOOLHOUSE | RIDGE RD. | PRE1859 | | | NON-EXISTANT records transferred to Diamond Ridge No#2 |
| HILTZ JOHN | 10809 DAVIS AVE. | | | | |
| HILTZ PETER | 10616 DAVIS AVE. | C-1954 | | | |
| HITE ERIC | 9312 DOGWOOD RD. | C-1880 | | | ORIGINALLY A DAIRY FARM / SPRINGHOUSE STILL THERE |
| HOCHHEISER | 8508 DOGWOOD RD. | | | | |
| HOLBROOK, JO | 10519 MARIOTTSVILLE RD. | PRE 1877 | | | |
| HOLY GHOST / ST ALPHONSUS | OLD COURT RD. | 1885 | BA-1560 | GOTHIC CHURCH | STRUCK BY LIGHTNING 7-3-1968/RAZED IN 1987/BUILT OF GRANITE |
| HONAPREY | 19729 DAVIS AVE. | | | | |
| HUMPHREY JOHN | 6737 WRIGHTS MILL RD. | C-1743 | BA-25 | | FIELDSTONE CONSTRUCTION |
| ISAAC, LT. | 2701 HERNWOOD RD. | | NHD | | |
| ISY QUAKER HILL SCHOOL | DOGWOOD RD | 1859 | | | NON-EXISTANT / DIAMOND RIDGE NO # 2 |
| JACKSON CHARLES | 10636 OLD COURT RD. | | NHD | | |
| JACKSON JIM | 10621 OLD COURT RD. | | NHD | | |
| JACKSON | 10615 OLD COURT RD. | | NHD | | |
| JACKSON FRED | 10707 DAVIS AVE. | 1940 | | | CORNER OF ACME & DAVIS |
| JACKSON | 2909 KUNTZ LANE | | | | |
| KEMP | 2701 MELROSE AVE. | C-1850 | | | ORIGINAL QUEEN ANNE / totally remuddled |
| KEMP | 10701 OLD COURT RD. | | NHD | | A STABLE AT ONE TIME |
| KLEIN | 9301 DOGWOOD RD. | C-1930'S | | AMER 4 SQ | BUILDER ALFRED LEHMANN |
| KLEIN, JOHN | 10615 ACME AVE. | 1890'S | | | |
| KLEIN | 2601 HERNWOOD RD. | | | | |
| KNIGHT CEMETERY | HERNWOOD LANDFILL | 1841 | | | CAVEY FAMILY&KNIGHTS WERE RELATED |
| KRATZ, JOSEPH | 2556 KRATZ LANE | C-1900 | | LOG CABIN | GERMAN BANK BARN 1898 |
| LAUNOR / HOUSE | OLD COURT RD. | C-1869 | BA-1581 | FEDERAL | SERVICED THE WOODSTOCK COLLEGE/BRICK BLDG. |
| LEHMANN ALFRED | 2307 OFFUTT RD. | C-1920 | | | ORIGINALLY SMALL SQUARE HOUSE MR. LEHMANN BUILT |
| LEHMANN ALFRED | 9923 OLD COURT RD. | C-1923 | | | THIS WAS MR. LEHMANN'S 2ND HOME |
| LEHMANN CARL | 9929 OLD COURT RD. | C-1959 | | RANCHER | ALFRED LEHMANN / BUILDER |
| LEWISBORO/STINCHCOMB | 3002 RICES LANE | 1827 | | | CEMETERY /AMERICAN REVOLUTIONARY SOLDIER BURIED HERE |
| LINSLEY MILLETT | 251 OLD COURT RD. | | | | ALFRED LEHMANN BUILDER |
| LESCOMB | 6909 DAVIS AVE | C-1926 | | | |
| LITTLE FLOWER SCHOOL | 10817 DAVIS AVE. | C-1928 | | | SCHOOL WAS THE STUCCO BLDG. |
| LOG CABIN/SETTLEMENT HOUSE | BETWEEN O.C. & DOGWOOD | C- 1700'S | | LOG CABIN | 4 ROOMS UP/4 ROOMS DOWN / CENTER HALL TIN ROOF |
| LONG | DOGWOOD RD. | | | | |
| LOVE HOUSE | 5518 DOGWOOD RD. | | | | |
| MANSFIELD | 10618 ST PAUL AVE | | NHD | | |
| MARCELLA CHURCH | 5500 OLD COURT RD. | 1827 | | | CHURCH RAZED CEMETERY STILL THERE |
| MARCELLA CHURCH CEM | OLD COURT RD | C-1846 | | | |
| MARR, W. HALEN, FRANK | 10222 DAVIS AVE. | PRE-1921 | | | ABANDONED/STILL STANDING/ OWNER UNKNOWN |
| MARR CARROLL | 10223 OLD COURT RD. | 1947, NHD | | CAPE COD | CARROLL MARR BUILDER |
| MARTIN S NEST | 2916 OFFUTT RD. | PRE 1840 | BA2291 | LOG CABIN | |
| MCGINNIS | 8301 WINDSOR MILL RD. | | | | |
| MEEKINS, PHILLIP | 9008 DOGWOOD RD. | | | | |
| MEEKINS MITCHELL/SMOOT | 3824 DOGWOOD RD. | | | | |
| MELLOR HOUSE | 8423 DOGWOOD RD. | 1879 | BA-2318 | | |

APPENDIX B

HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

| | | | | | |
|-------------------------|-------------------------|----------------|----------|----------------|--|
| MERKLE, JOSEPH | 3113 HERNWOOD RD | | | | |
| MERKLE, ARTHUR W. | 9926 OLD COURT RD. | | | | |
| MILLER HOUSE | 10501 OLD COURT RD. | | NHD | | WAS P.O. GAS STATION AND GENERAL STORE |
| MILLER, FRANK | 10621 ST. PAUL AVE. | | NHD | AMER 4 SQ | |
| MINOR | 8807 WRIGHTS MILL RD. | | | | |
| MT. WELCOME | 10322 OLD COURT RD. | C-1750 | NHD/BA-8 | CHES/TIDEWATER | BARN FOUNDATION/ICE PIT/SMOKEHOUSE/CEMETERY |
| MT. WELCOME RETREAT | 3144 GRANITE RD | C-1832 | BA-9 | | BANK BARN /SLAVE QUARTER/SPRING HOUSE/BUILT OF GRANITE |
| MYERS / GROVES, AUSTIN | 10800 DAVIS AVE | C-1954 | | | |
| NASH, JOSEPH | 10814 ACME AVE | 1868 | | | |
| NASH, THOMAS | 10805 ACME AVE | 1895 | | | |
| NAWROT / JOHNSON | 10908 SUMMIT AVE. | | | | |
| NELSON | 10715 OLD COURT RD. | | | | |
| NELSON TENANT HOUSE | 10717 DAVIS AVE | | | | PART OF EAST LOTHIAN LAND TRACT/ MATHEWS LIVED HERE |
| NORRIS, ROBERT C | OLD COURT RD | C-1826 | BA-14 | GREEK REVIVAL | GRANITE STONE WITH EARLY STUCCO OVER IT. |
| NOYES, B.B. | MARRIOTTSVILLE RD | C-1865 | BA-889 | FEDERAL | ORIGINAL R/W NEAR POWELL'S RUN RD. CAPT. BEAL RANDALL C-1850 |
| O DELL, WILLIAM, C. | 10301 MARRIOTTSVILLE RD | | | | |
| ODD FELLOWS LODGE | 10613 OLD COURT RD | 1888 | NHD | | ORIGINALLY SHILOH LODGE NO# 3 |
| OFFUTT BARN | 2803 HERNWOOD RD | | NHD | | RAISED GRANITE FOUNDATION |
| OFFUTT, BORSEY SR | 10623 ST. PAUL AVE | C-1910 | NHD | VICTORIAN | CARRIAGE HOUSE/ ICE PIT/ WATER BARREL IN ATTIC |
| OFFUTT, T. Z. DR. | 2820 OFFUTT RD | C-1850 | BA-10 | | |
| OLD BATH HOUSE | 10426 SYLVAN DELL LANE | C-1940 | NHD | | |
| OWINGS, CALB | 2851 HERNWOOD RD | C-1800'S | BA 13 | | GRANITE BUILDING |
| OX BARN | SYLVAN DELL LANE | | NHD | | HOUSED OXEN & MULES FOR EARLY QUARRY OPERATIONS |
| PARLETT, LUTHER | 2916 OFFUTT RD | 1913 | | | |
| PEACH | 10515 ST. PAUL AVE. | | NHD | | |
| PEACH | 10527 OLD COURT RD. | | NHD | | |
| PEACH | 10639 OLD COURT RD. | | NHD | | BOARD & BATTEN OUT BUILDING |
| PEACH, FLORENCE | 10836 OLD COURT RD. | | NHD | | |
| PEACH, WILLIAM | 10739 OLD COURT RD. | | | | GRANITE WALL ON ROAD FRONTAGE |
| PEARRE | 8901 DOGWOOD RD | | | | |
| PENNINGTON | 10529 OLD COURT RD. | | NHD | | LAST GROCERY STORE IN GRANITE |
| PEUGH | 2856 OFFUTT RD | | | | |
| PLATT | 10608 ST. PAUL AVE | | NHD | | PLATT RAN A STORE IN BASEMENT ORIGINALLY |
| POWELL'S RUN ACADEMY | MARRIOTTSVILLE RD | 1896 | | | CORNER OF POWELL'S RUN RD / 2ND BUILDING |
| PUTNEY | 10600 ST. PAUL AVE. | | NHD | | |
| PUTNEY/RIDDLE ABUTMENT | PATAPSCO RIVER | 1800'S | | | QUARRY R.R. SPURLINE ACROSS RIVER TO MEET B&O R.R. LINE |
| QUAKER CEMETERY | WRIGHTS MILL RD | C-1850 | BA-2470 | | |
| QUAKER HILL SCHOOL | 8322 DOGWOOD RD | 1881 | BA-2317 | | CLOSED IN 1939 |
| REED | 10631 SUMMIT AVE. | | | | |
| RIDGELY | 2802 OFFUTT RD | | | | |
| RILEY EDGAR | 9200 WRIGHTS MILL RD. | | | | ABANDONED |
| RITTER | 9410 DOGWOOD RD | C-1930'S | | BUNGALOW | BUILDER ALFRED LEHMANN |
| RITTER M.E. / OR A BELL | 9700 OLD COURT RD. | PRE 1877 | | | 3 HOUSES / MR. LEHMANN BUILT MILKING BARN 1930'S |
| SASSI / LONG PHILLIP | 9910 DAVIS AVE | C-1926 | | | HOUSE BUILT INTO HILLSIDE |
| SALTER | 2800 OFFUTT RD | C-1890 | | | |
| SAUTER | 2306 RIDGE RD | | | | |
| SAUTER | 2426 RIDGE RD. | | | | BANK BARN |
| SAUTER, CHRISTIAN | 2406 RIDGE RD | C-1900 | | | |
| SAUTER, UPTON | 8505 DOGWOOD RD | | | | |
| SCHISLER, FRED | 8215 WINDGAP MILL RD | | | | ABANDONED |
| SCHLEE, KENNETH | 10426 SYLVAN DELL LANE | | NHD | | |
| SHIFFLETT | 8851 WRIGHTS MILL RD. | | | | |
| SLAVE GRAVES | 3517 GRANITE RD | | | | GRIFFITH'S ADVENTURE HOUSE SLAVES |
| SMITH | 3201 HERNWOOD RD | | | | |
| SMITH, C.F. | OLDCOURT RD | | | | DWELLING RAZED/ FARM SHED STILL THERE |
| SMOOT FAMILY CEMETERY | 9219 WRIGHTS MILL RD | | | | |
| SMOOT, FRANKLIN | 9219 WRIGHTS MILL RD. | | | | SMOOT CEMETERY ON THIS PROPERTY |
| SMOOT, ORVILLE | 8920 DOGWOOD RD | | | | |
| SMOOT EDW. F. / DUVALL | 9223 WRIGHTS MILL RD. | C-1920 | | | EDWARD F. SMOOT BUILT THIS HOUSE |
| SOMMERVILLE | 2816 GRANITE RD | | | | |
| SPICER | 2760 MELROSE AVE | | NHD | | |
| ST. PAUL'S M.E. CHURCH | ST. PAUL AVE | 1878; NHD-1574 | | GOthic | BUILT OF GRANITE / LARGE CEMETERY ALSO |
| ST. ALBANS EPISCOPAL | DANIELS MILL | 1895 | | | |
| ST. ALPHONSUS CEMETERY | OLD COURT RD | C-1871 | | | |
| ST. ALPHONSUS LYCEUM | OLD COURT RD | | | | RAZED |
| ST. PAUL M.E. CH. CEM. | ST. PAUL AVE | | | | |
| ST. STANISLAUS CH. CEM. | ALBERTON RD | C-1891 | | | |
| ST. STANISLAUS CHURCH | ALBERTON RD | 1879 | | | CHURCH & CEMETERY RUINS BUILT OF GRANITE |
| STAMM / ELSERDAD | 10637 OLD COURT RD | | NHD | COL. REV | AT ONE TIME / AN ICE CREAM PARLOR ON ENCLOSED PORCH |
| STANFIELD EDWARD JR. | 9600 OLD COURT RD | 1880'S | | GEORGIAN | |

APPENDIX B

HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

| | | | | | |
|----------------------------|-------------------------|-----------|---------|----------------|--|
| STAUBITZ | 3837 HERNWOOD RD. | | | | |
| STINCHCOMB, W.C. | 9038 OLD COURT RD. | 1834 | | | HARRY WOLF LIVED HERE |
| STIRLING / RANDALL | 2529 OFFUTT RD. | PRE 1850 | | SECOND EMPIRE | POSSIBLE CARETAKERS HOUSE ON PROPERTY ALSO |
| STIRN | 2200 RIDGE RD. | | | | |
| STOCKTILL | 2811 OFFUTT RD. | | | | RAZED IN MARCH 1996 |
| STONE MILL RACE | WRIGHTS MILL RD. | | | | STILL EXISTS IN 1997 / ON BRICE RUN STREAM FOR WRIGHT'S MILL |
| STROHMER PROPERTY | 3501 HERNWOOD RD. | | | | |
| SUBOCK, JOHN | 3001 RIDGE RD. | | | | |
| SUMWALT, J.B. | HERNWOOD RD. | C-1877 | BA 1578 | | ABANDONED |
| SWIM CLUB | 10426 SYLVAN DELL LANE | | NHD | | THIS BLDG. WAS DANCE PAVILLION/BATH HOUSE/CONCESSION |
| TAGG | OLD COURT RD. | | | | ARTHUR HIGGS OWNER IN 1941 |
| TAGGART HOUSE | 10521 OLD COURT RD. | C-1879 | NHD | | |
| TAYLOR | 2703 HERNWOOD RD. | | NHD | | |
| TENANT HOUSE | 10504 OLD COURT RD. | | NHD | | |
| TRAIL | 9810 OLD COURT RD. | C-1922 | | AMER 4 SQ | HOUSE BURNT IN 1980'S /SPRINGHOUSE/BARN/FARMSHED |
| TRAIL, JOSHUA F.W. | 10013 OLD COURT RD. | C-1922 | | AMER 4 SQ | |
| TRAVIS | 2832 GRANITE RD. | | | | |
| TRAVIS, L. JOHN | 10212 OLD COURT RD. | C-1930 | NHD | | ALFRED LEHMANN / BUILDER |
| TROTT | 3811 HERNWOOD RD. | | | | |
| TROTT | 3615 HERNWOOD RD. | | | | ORIGINALLY AN OUTBUILDING TO TROTT HOUSE |
| TROXELL, PHILLIP | 3237 HERNWOOD RD. | C-1830'S | | | BANK BARN |
| UEBEL, WILLIAM | 2801 RIDGE RD. | | | | |
| UPTON CEMETERY | DOGWOOD RD. | C-1827 | | | |
| WAGE'S STORE & SALOON | HERNWOOD RD. | | | | |
| WALTERS CEMETERY | 3238 GRANITE RD. | C-1935 | | | GRANITE BUILDING/ NON EXISTANT / LATER 1ST ZEPH'S STORE |
| WALTERS, ALEXANDER | 3238 GRANITE RD. | C-1935 | | | SAMUEL WALTERS BROTHER ALEXANDER LIVED HERE |
| WALTERSVILLE QUARRY | 10400 BLK OLD COURT RD. | C-1800 | NHD | EARLY INDUSTRY | CEMETERY / SAMUEL WALTERS brother ALEXANDER WALTERS |
| WARFIELD BARN | OLD COURT RD. | C-1869 | BA1582A | | REMAINS OF/BOARDING HOUSE/CUTTING SHED/PUMP HOUSE |
| WARFIELD FARM | OLD COURT RD. | C-1869 | BA1582 | | AMERICAN BARNS.MO. REF BOOK 975.25 PAGE 125 |
| WASHINGTON | 2724 HERNWOOD RD. | | NHD | | |
| WELLER STORE & HOUSE | 2850 HERNWOOD RD. | | | | NONEXISTANT |
| WHEAT | 10568-03 OLD COURT RD. | | NHD | | |
| WHEAT | 10510 OLD COURT RD. | | NHD | | |
| WOLINSKI STACEY & DOUG | 9512 OLD COURT RD. | | | CALIF. CONTEMP | UNIQUE HOUSE |
| WOODSIDE | 625 OLD COURT RD. | 1896/NHD | | COUN-VIC | BUILT FOR ATTWOOD BLUNT JR. |
| WOODSTOCK COLLEGE | OLD COURT RD. | 1889 BA-7 | | | JESUIT SEMINARY ORIGINALLY/BUILT OF GRANITE |
| WOODSTOCK COLLEGE CEM. | OLD COURT RD. | | | | OVER 200 BURIALS OF SCHOLASTICS |
| WOODSTOCK GREENHOUSE | OLD COURT RD. | | BA-2301 | VICTORIAN | BRICK BLDG. WITH GLASS HOUSES ON EACH END / RAZED 1966 |
| WORTHINGTON, NOAH | 3513 C-807 RD. | C-1840 | BA 12 | GEORGIAN | BUILT OF GRANITE |
| WORTHINGTON CEMETERY | 8702 DOGWOOD RD. | C-1784 | | | |
| WORTHINGTON CRYPT | 9530 OLD COURT RD. | 1833 | BA-2475 | | ONE OF 3 ORIGINAL CRYPTS AT MARCELLA CEMETERY |
| WORTHINGTON, JOHN | 2407 OFFUTT RD. | C-1891 | | | BANK BARN / DAIRY BLDG. / RAZED IN MARCH 1997 |
| WORTHINGTON, NICHOLAS | 10114 OLD COURT RD. | | | | |
| WORTHINGTON, REZIN | 3722 DOGWOOD RD. | C-1900 | | VICTORIAN | HOUSE BUILT WHEN ORIGINAL ONE BURNT DOWN |
| WRIGHT | 8421 DOGWOOD RD. | | | | |
| WRIGHT | 12137 DAVIS AVE. | C-1932 | | | HARVEY JENKINS & FATHER HAND DUG THE WELL |
| WRIGHTS MILL | WRIGHTS MILL RD. | 1700'S | BA-378 | | NON EXISTANT/FLOODED IN 1972 BY HURRICANE AGNES |
| WRIGHTS MILL STONES | 3934 WRIGHTS MILL RD. | | | | 2 LARGE MILLSTONES AT THIS ENTRANCE |
| WRIGHTS MILL STORE/ KATZEN | WRIGHTS MILL RD. | | | | NON EXISTANT/FLOODED IN 1972 BY HURRICANE AGNES |
| WRIGHTS | 5027 OLD COURT RD. | | | AMER 4 SQ | |
| ZAVIRUGHA | 10877 ACME AVE. | 1885 | | | |
| ZEPH'S STORE | 2701 HERNWOOD RD. | | NHD | | |
| | 2613 BUNKER HILL RD. | | NHD | | |
| | 2609 BUNKER HILL RD. | | NHD | | |
| | 2611 BUNKER HILL RD. | | NHD | | |
| | 2508 BUNKER HILL RD. | | NHD | | |
| | 2506 BUNKER HILL RD. | | NHD | | |
| | 2600 BUNKER HILL RD. | | NHD | | |
| | 5904 DAVIS AVE. | | | | |
| | 10803 DAVIS AVE. | | | | |
| | 10805 DAVIS AVE. | | | | |
| | 10808 DAVIS AVE. | C-1937 | | | BUILDER/ ZIMMERMAN |
| | 9949 DOGWOOD RD. | | | | |
| | 9001 DOGWOOD RD. | | | | |
| | 9006 DOGWOOD RD. | | | | |
| | 9008 DOGWOOD RD. | | | | |
| | 9115 DOGWOOD RD. | | | | |
| | 8829 DOGWOOD RD. | | | | |
| | 8542 DOGWOOD RD. | | | | |
| | 8525 DOGWOOD RD. | | | | |

APPENDIX B

HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

| | | | | |
|------------------------|--------|------|-----------|--|
| 8300 DOGWOOD RD. | | | | |
| 7913 FRY'S LANE | | | | |
| 2849 HERNWOOD RD. | | | | POSSIBLE CARETAKERS TO OWINGS |
| 3015 HERNWOOD RD. | | | | |
| 3563 HERNWOOD RD. | | | | |
| 3807 HERNWOOD RD. | | | | |
| 3819 HERNWOOD RD. | 1929 ? | | | |
| 3821 HERNWOOD RD. | | | | |
| 3625 HERNWOOD RD. | | | | |
| 2710 MELROSE AVE. | | | | |
| 3002 RICES LANE | | | | |
| 3008 RICES LANE | | | | |
| 3102 RICES LANE | | | | |
| 3109 RICES LANE | | | | |
| 3120 RICES LANE | | | | |
| 10626 ST. PAUL AVE. | | INHD | | |
| 10628 ST. PAUL AVE. | | INHD | | |
| 10622-24 ST. PAUL AVE. | | INHD | | |
| 10611 ST. PAUL AVE. | | INHD | | |
| 9313 OLD COURT RD. | | | AMER 4 SQ | |
| 9501 OLD COURT RD. | C-1930 | | BUNGALOW | ALFRED LEHMANN / BUILDER / CONSTRUCTION COST \$1,600.0 |
| 10018 OLD COURT RD. | | | AMER 4 SQ | |
| 8025 WINDSOR MILL RD. | | | | |
| 8317 WINDSOR MILL RD. | | | | |
| 8326 WINDSOR MILL RD. | | | | |
| 8410 WINDSOR MILL RD. | | | | |
| 8423 WINDSOR MILL RD. | | | | |
| 2425 RIDGE RD. | | | | |
| 2437 RIDGE RD. | | | | |
| 2614 RIDGE RD. | | | | |
| 2738 RIDGE RD. | | | | |
| 2815 RIDGE RD. | | | | |
| 2824 RIDGE RD. | | | | |
| 2826 RIDGE RD. | | | | |
| 2845 RIDGE RD. | | | | |
| 2903 RIDGE RD. | | | | |
| 2905 RIDGE RD. | | | | |
| 2902 RIDGE RD. | | | | |
| 2911 RIDGE RD. | | | | |
| 2919 RIDGE RD. | | | | |
| 2933 RIDGE RD. | | | | |
| 3010 RIDGE RD. | | | | |
| 3019 RIDGE RD. | | | | |
| 8100 DOGWOOD RD. | | | | BOTTOM OF QUAKER HILL NEXT TO BRIDGE |

APPENDIX C

VARIETIES OF HISTORIC DESIGNATIONS

Maryland Historical Trust Inventory

2,843 sites, marked on 23 sheets of U.S. Geological Survey quad sheets and detailed maps. No State regulatory effect on privately funded development County law requires that, if site is to be developed, historic features must be preserved or waiver obtained. Sites from this basic partial survey can be selected for:

| <u>National Register of Historic Places</u> | <u>National Register District</u> | <u>Baltimore County Preliminary & Final Landmark Lists</u> | <u>Baltimore County (local) Historic District</u> |
|--|--|---|---|
| Rigorous nomination process through County, State and Federal approvals | Same process as National Register; District needs consent of 51% of owners-of-record | Building or demolition permits subject to approval by Landmarks Preservation Commission | District needs consent of owners of 75% of the property |
| Gives protection through special review of Federally-funded projects | Same protection as National Register | LPC reviews plans for suitability of exterior work (identified structures only) | All bldg. permits, including fences & excavation, subject to approval by LPC (structure & site) |
| Income-producing properties are eligible for Federal tax credits | Same eligibility for tax credits if structure is significant to National Register district | Prohibits "demolition by neglect" | Prohibits "demolition by neglect" |
| Restoration expenses are eligible for State Income Tax deduction (MD Form 502H). | Same eligibility for MD 502H deduction | Development involving listed structures is subject to approval by Planning Board | Development in local District is subject to approval by Planning Board |
| | | Preliminary List is approved by LPC; Final List is enacted by County Council | Proposed District is verified by Commission and enacted by County Council |

Number in each category in the County

| | | | | | | | |
|----|--|----|--|-----|-----------------------------------|---|---|
| 52 | free-standing buildings & other structures | 18 | districts, containing approximately 41,000 acres | 139 | free-standing buildings or sites; | 7 | Districts containing more than 200 structures |
| | | | | 22 | on preliminary lists | | |

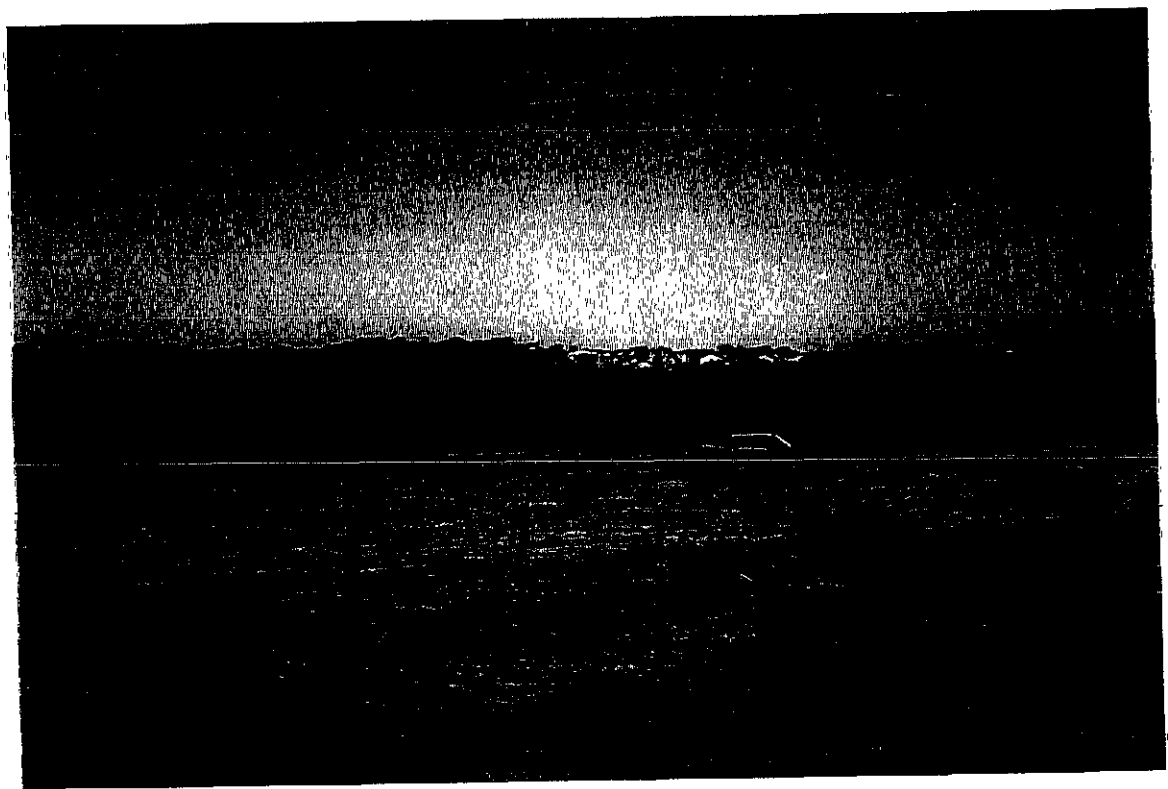
APPENDIX D

PATAPSCO GRANITE AREA COMMUNITY PLAN IMPLEMENTATION SCHEDULE

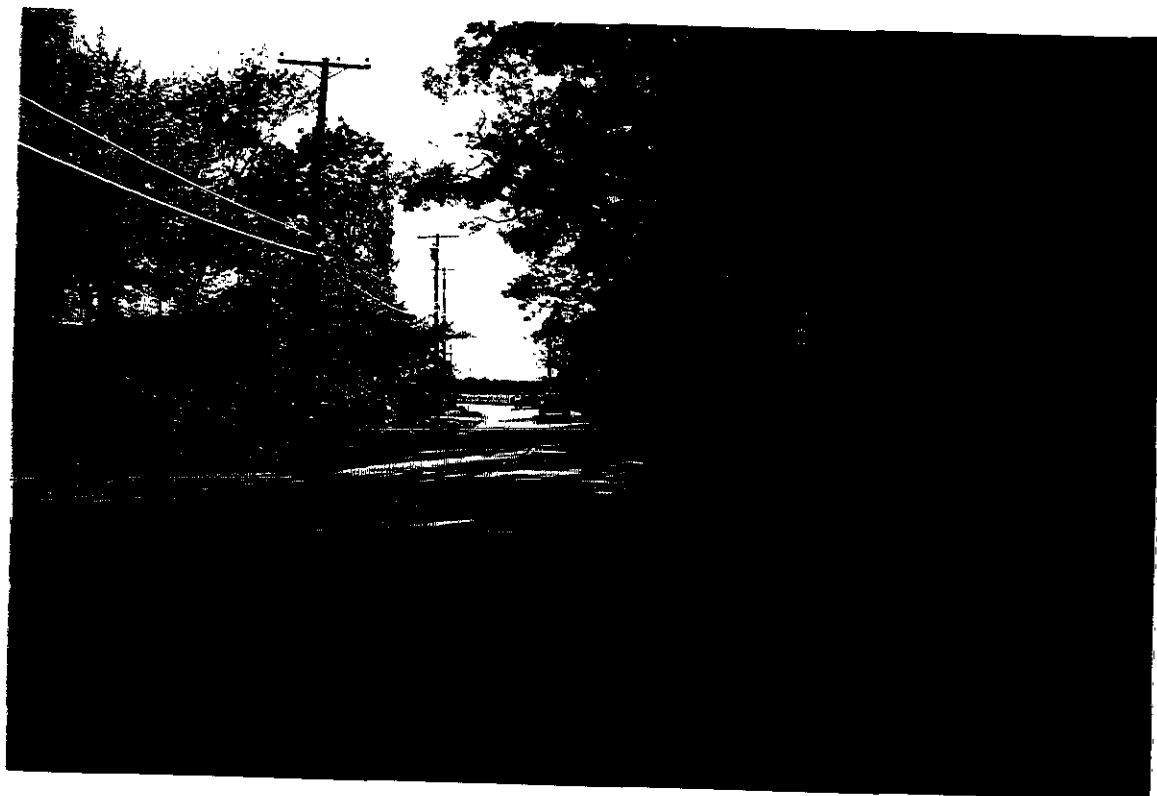
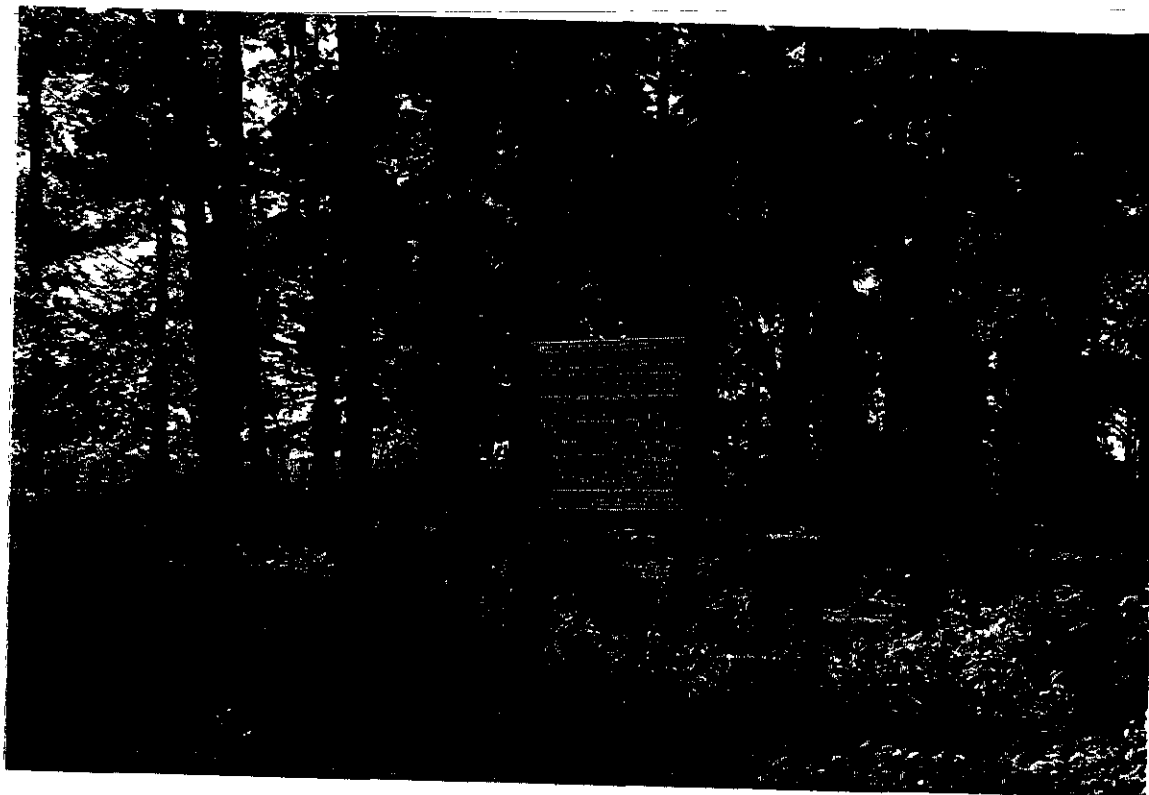
| RECOMMENDED ACTION | PRIMARY RESPONSIBILITY | RESOURCES |
|--|--|--|
| Develop a historic preservation Master Plan, strategy for evaluating historic resources and a priority list for historic preservation | Granite Historical Society Greater Patapsco Community Association | Office of Planning Landmarks Preservation Commission |
| Form a community based land trust to promote and protect farms and open space | Greater Patapsco Community Association | Maryland Environmental Trust |
| Adopt policies that promote the area as a Rural Heritage Area | Baltimore County | Office of Planning Department of Environmental Protection and Resource Management Department of Recreation and Parks |
| Develop detailed greenway plans for the major greenways identified in the Open Space section of the plan | Baltimore County | Department of Recreation and Parks Department of Environmental Protection and Resource Management Community |
| Develop concept plans for the re-use of the Hemwood landfill and the former Nike sites provided contamination issues are adequately addressed | Baltimore County | Office of Planning Department of Recreation and Parks Department of Public Works |
| Evaluate and recommend appropriate action to remedy traffic sight distance and safety issues identified in the Transportation section of the plan | State of Maryland Baltimore County | State Highway Administration Department of Public Works - Highway Design, Bureau of Highways, Developers Plans Review Division |
| Evaluate possible school district boundary changes | Board of Education | |
| Continue the cooperative efforts of property owners and community associations in the protection of environmental resources | Greater Patapsco Community Association | Department of Environmental Protection and Resource Management |
| Evaluate options for zoning changes as outlined in the Land Use and Zoning section of the plan | Baltimore County | Office of Planning |
| Develop as an amendment to the CMDP rural design guidelines, (house siting, protection of scenic views and corridors, protection of historic resources, tree preservation and fencing) | Baltimore County | Office of Planning |

Petitioner's
Exhibits
2A - 2I

99-428-SPX
photographs

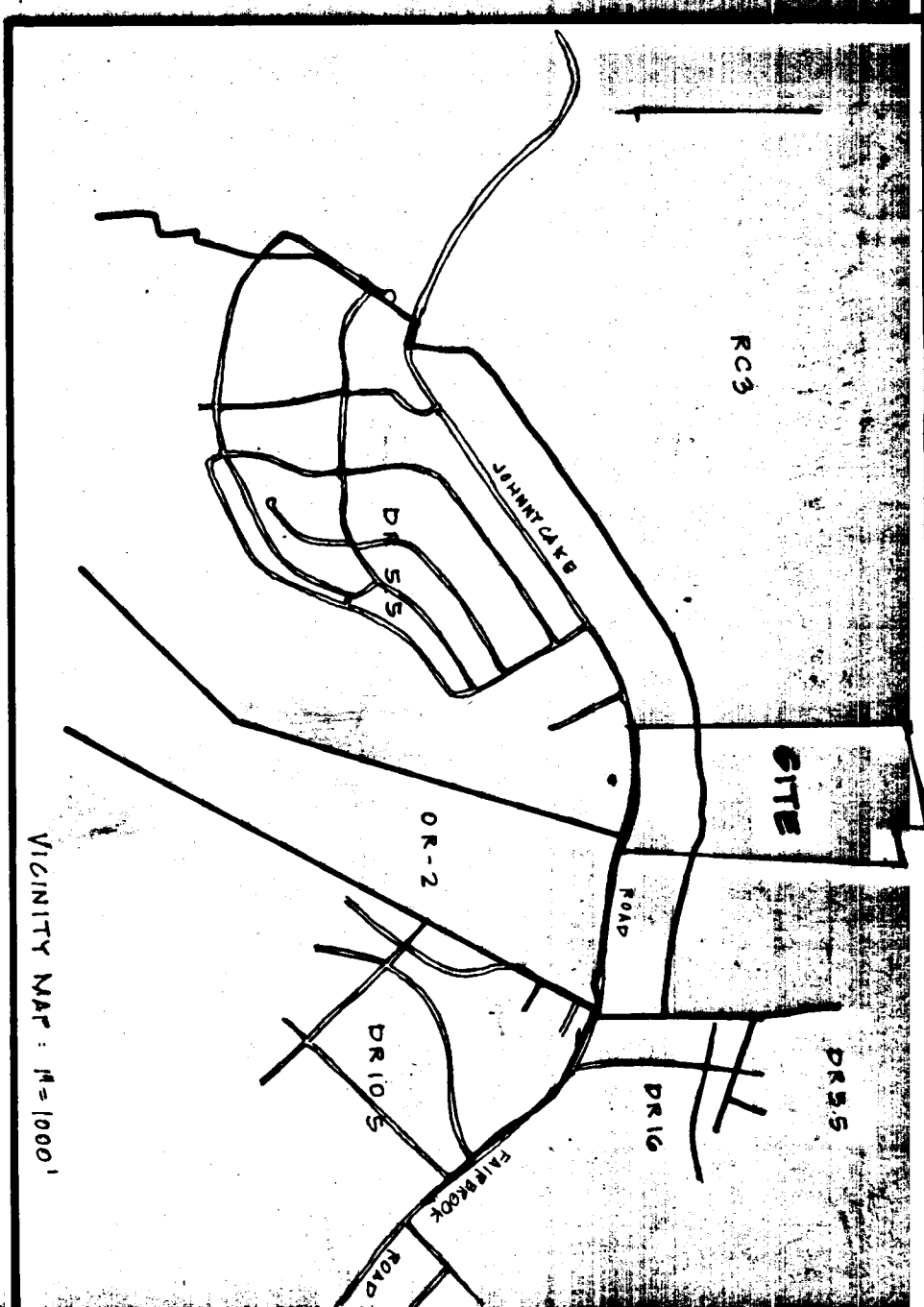












- PLAN TO ACCOMPANY SPECIAL HEAVING
FOR GOLF DRIVING RANGE
#7630 JOHNNYCAKE ROAD
- FIRST ELECTION DISTRICT
COUNCILMANIC DISTRICT - 1
SCALE : 1"=100'
CASE# 25-428- 5PMX
OWNER :
BARBARA PALACORELLA
12183 TRIDELPHIA ROAD
ELLCOTT CITY, MD. 21042
- DATE : APRIL 12, 1999
BALTIMORE COUNTY, MARYLAND
CENSUS TRACT 4015. 01
- Ret. No 1*
- PREPARED BY :
A.L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HANOVER, MD. 21074
(410) 238-7711
(410) 974-7695
- ms*
- Seal of the State of Maryland, Department of the General Land Office, Surveyor General, featuring a shield with a ship and anchor, surrounded by the text "STATE OF MARYLAND", "DEPARTMENT OF THE GENERAL LAND OFFICE", and "SURVEYOR GENERAL".